

Keep this book

contains square instructions

RADFORD



HOME

BUILDER



Why Our Plans Should be Used:

They can be made the basis of contract between owner and contractor.

They will prevent mistakes, which cost money.

They will prevent disputes, which are unpleasant and never settled satisfactorily to both parties.

Time and money are saved by having on the job plans and specifications for the workmen to consult.

With them it will not be necessary to waste time waiting for the owner or contractor to direct the work.

It costs but little more to have a modern, convenient and pretty home, than an old style box house.

Any slight, unimportant changes which may be desired can be noted on the plan and entered in the book of specifications, thereby having a record.

They will save money for the material dealer, because the sizes of all openings are plainly specified, and there is no chance for error or dispute.

They will save many times their cost during the erection of any house.

Of What Our Plans Consist:

All plans are drawn one-quarter inch scale to the foot.

We use the best quality Electric Blue Print paper.

We furnish for a set of plans:

Front Elevation Right Elevation Left Elevation Rear Elevation
All Floor Plans Cellar and Foundation Plans All necessary details

Specifications consist of 14 to 20 pages of typewritten matter, giving full directions for carrying out the work.

Both the plans and specifications are bound in cloth and heavy waterproof paper, in an artistic and substantial manner.

The plans and specifications are full, complete and accurate in every particular, and guaranteed.

Our equipment is so complete that we can mail out, the same day the order is received, a plan of any house illustrated in this book.



RADFORD



HOME BUILDER

CHICAGO, ILL.

OWN A HOME OF YOUR OWN

We know it is the desire of everyone to own a home of their own, and, even though the decision may not be made immediately, there is hardly a man or a woman in the community but who would like to look over plans and make a selection of what they would like to build in the future. With this end in view, we have compiled this beautiful book, and we know it will be of great interest and we hope of considerable pleasure to you.

WE ILLUSTRATE IN THIS BOOK

the perspective view and floor plans of 56 low and medium-priced houses, stores, churches, school houses, barns and outbuildings. In the preparation of this work great care has been exercised in the selection of original, practical and attractive house designs, such as seventy-five to ninety per cent of the people today wish to build. In drawing these plans special effort has been made to provide for the MOST ECONOMICAL CONSTRUCTION, thereby giving the home builder and contractor the benefit of the saving of many dollars; for in no case have we put any useless expense upon the building simply to carry out some pet idea. Every plan illustrated will show, by the complete working plans and specifications, that we give you designs that will work out to the best advantage and will give you the most for your money; besides every bit of space has been utilized to the best advantage.

\$50.00 PLANS FOR ONLY \$5.00

This department has for its foundation the best equipped architectural establishment ever maintained for the purpose of furnishing the public with complete working plans and specifications at the remarkably low price of only \$5.00 per set. Every plan we illustrate has been designed by a licensed architect, who stands at the head of his profession in this particular class of work and has made a specialty of low and medium-priced houses. The price usually charged for this work is from \$50.00 to \$75.00.

WHAT WE GIVE YOU

The first question you will ask is, "What do we get in these complete working plans and specifications? Of what do they consist? Are they the cheap printed plans on tissue paper without details or specifications?" We do not blame you for wishing to know what you will get for your money.

BLUE PRINTED WORKING PLANS

The plans we send out are the regular blue printed plans, drawn one-quarter inch scale to the foot, showing all the elevations, floor plans and necessary interior details. All of our plans are printed by electricity on an electric circular blue-printing machine, and we use the very best grade of electric blue-printing paper; every line and figure showing perfect and distinct.

FOUNDATION AND CELLAR PLANS

This sheet shows the shape and size of all walls, piers, footings, posts, etc., and of what materials they are constructed; shows the location of all windows, doors, chimneys, ash-pits, partitions, and the like. The different wall sections are given, showing their construction and measurements from all the different points.

FLOOR PLANS These plans show the shape and size of all rooms, halls and closets; the location and size of all doors and windows; the position of all plumbing fixtures, gas lights, registers, pantry work, etc., and all the measurements that are necessary are given.

ELEVATIONS A front, right, left and rear elevation are furnished with all the plans. These drawings are complete and accurate in every respect. They show the shape, size and location of all doors, windows, porches, cornices, towers, bays, and the like; in fact, give you an exact scale picture of the house as it should be at completion. Full wall sections are given showing the construction from foundation to roof, the height of stories between the joists, height of plates, pitch of roof, etc.

ROOF PLAN This plan is furnished where the roof construction is at all intricate. It shows the location of all hips, valleys, ridges, decks, etc. All the above drawings are made to scale one-quarter inch to the foot.

DETAILS All necessary details of the interior work, such as door and window casings and trim, base, stools, picture moulding, doors, newel posts, balusters, rails, etc., accompany each set of plans. Part is shown in full size, while some of the larger work, such as stair construction, is drawn to a scale of one and one-half inch to the foot. These blue prints are substantially and artistically bound in cloth and heavy water-proof paper, making a handsome and durable covering and protection for the plans.

SPECIFICATIONS The specifications are typewritten on Lakeside Bond Linen paper and are bound in the same artistic manner as the plans, the same cloth and water-proof paper being used. They consist of from about sixteen to twenty pages of closely typewritten matter, giving full instructions for carrying out the work. All directions necessary are given in the clearest and most explicit manner, so that there can be no possibility of a misunderstanding.

BASIS OF CONTRACT The working plans and specifications we furnish can be made the basis of contract between the home builder and the contractor. This will prevent mistakes, which cost money, and they will prevent disputes which are unforeseen and never settled satisfactorily to both parties. When no plans are used the contractor is often obliged to do some work he did not figure on, and the home builder often does not get as much for his money as he expected, simply because there was no basis on which to work and upon which to base the contract.

NO MISUNDERSTANDING CAN ARISE when a set of our plans and specifications is before the contractor and the home builder, showing the interior and exterior construction of the house as agreed upon in the contract. Many advantages may be claimed for the complete plans and specifications. They are time savers and, therefore, money savers. Workmen will not have to wait for instructions when a set of plans is left on the job. They will prevent mistakes in cutting lumber, in placing door and window frames, and in many other places where the contractor is not on the work and the men have received only partial or indefinite instructions. They also give instructions for the working of all material to the best advantage.

WITHOUT ONE CENT OF COST TO YOU and without one particle of trouble, we keep a record of the number of the house design and the date it was furnished, so that, in time of loss, all it will be necessary for you to do is to drop us a line and we will furnish the only reliable method of getting a speedy and satisfactory adjustment. This may be the means of saving you hundreds of dollars, besides much time and worry.

OUR LIBERAL PRICES Many have marveled at our ability to furnish such excellent and complete working plans and specifications at such low prices. We do not wonder at this, because we charge but \$5.00 for a more complete set of working plans and specifications than you would

receive if ordered in the ordinary manner, and when drawn especially for you, at a cost of from fifty to seventy-five dollars. On account of our large business and unusual equipment, and owing to the fact that WE DIVIDE THE COST of these plans among so many, it is possible for us to sell them at these low prices. The margin of profit is very close, but it enables us to sell thousands of sets of plans, which save many times their cost to both the owner and the contractor in erecting even the smallest dwelling.

BILL OF MATERIAL We do not furnish a bill of material. We state this here particularly, as some people have an idea that a bill of material should accompany each set of plans and specifications. In the first place, our plans are gotten up in a very comprehensive manner, so that any carpenter can easily take off the bill of material without any difficulty. We realize that there are hardly two sections of the country where exactly the same kinds of materials are used, and, moreover, a bill which we might furnish would not be applicable in all sections of the country. We furnish plans and specifications for houses which are built as far north as the Hudson Bay and as far south as the Gulf of Mexico. They are built upon the Atlantic and Pacific Coasts, and you can also find them in Australia and South Africa. Each country and section of a country has its peculiarities as to sizes and qualities; therefore, it would be useless for us to make a list that would not be universal. Our houses, when completed, may look the same whether they are built in Canada or Florida, but the same materials will not be used, for the reason that the customs of the people and the climatic conditions will dictate the kind and amount of materials to be used in their construction.

WE WISH TO BE FRANK WITH YOU and therefore make no statement that we cannot substantiate in every respect. If a plan in this book pleases you; if the arrangement of the rooms is satisfactory, and if the exterior is pleasing and attractive, then we make this claim—that it can be built as cheaply as if any other architect designed it, and we believe cheaper.

WE HAVE STUDIED ECONOMY in construction, and our knowledge of all the material that goes into a house qualifies us to give you the best for your money. We give you a plan that pleases you, one that it attractive, and one where every foot of space is utilized at the least possible cost. Can any architect do more, even at seven to ten times the price we charge you for plans?

REVERSING PLANS We receive many requests from our patrons for plans exactly according to the designs illustrated, with the one exception of having them reversed or placed in the opposite direction. It is impossible for us to make this change and draw new plans, except at a cost of about eight times our regular price. We see no reason why our regular plans will not answer your purpose. Your carpenter can face the house exactly as you wish it, and the plans will work out as well facing in one direction as in another. We can, however, if you wish, and so instruct us, make you a reversed blue print and furnish it at our regular price; but in that case all the figures and letters will be reversed and, therefore, liable to cause as much confusion as if your carpenter reversed the plan himself while constructing the house.

WE WOULD ADVISE however, in all cases where the plan is to be reversed, and there is the least doubt about the contractor not being able to work from the plans as we have them, that two sets of blue prints be purchased, one regular and the other reversed, and in such cases we furnish two sets of blue prints and one set of specifications for only fifty per cent added to the regular cost, making the \$5.00 plan cost only \$7.50.

PUBLISHED BY

The Radford Architectural Co.

185 Jackson Boulevard, Chicago, Illinois

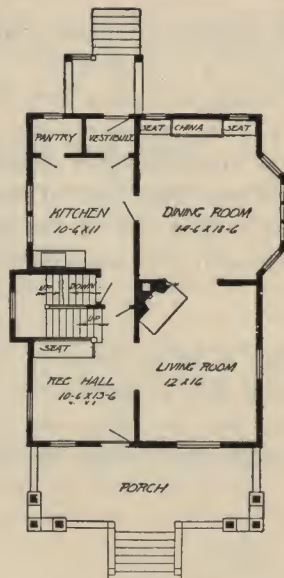


PRICE

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ONLY
\$5⁰⁰

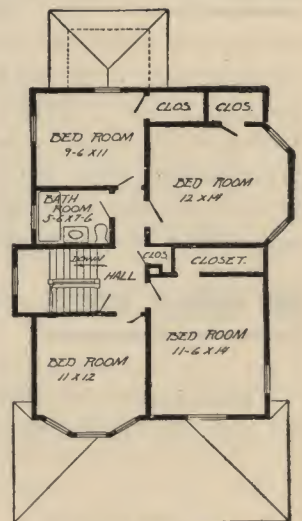
We mail Plans and Specifications the same day order is received.



First Floor Plan

Design No. 2035

Blue prints consist of cellar and foundation plan; roof plan; first and second floor plans; front, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of type-written matter.

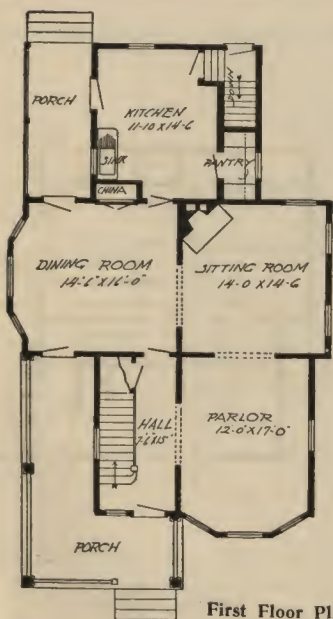


Second Floor Plan

SIZE: Width, 28 feet 4 inches; length, 34 feet, exclusive of porches

It is not uncommon to hear of disputes, and even lawsuits, between owners and contractors. It is usually occasioned by lack of plans and proper understanding. One party is probably as much in error as the other.

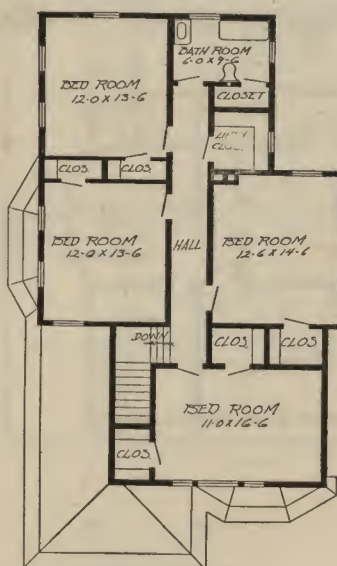
Don't proceed with the construction of your house until you get complete plans. Experienced contractors are the most particular in this respect, knowing the advantage and saving to both themselves and the home builder.



First Floor Plan

Design No. 2047

Blue prints consist of basement plan; roof plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter.



Second Floor Plan

SIZE: Width, 30 feet; length, 46 feet, exclusive of porches.

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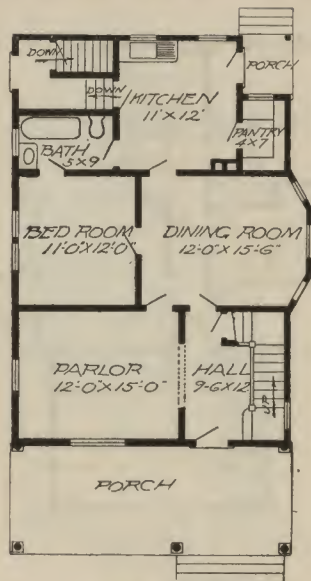
The prospective builder should not lose sight of the fact that some day it may be necessary or desirable to sell the house, and, if it is attractive and artistic, it can always be disposed of and at a profit to the owner. The houses we illustrate have been designed by licensed architects to meet the needs of the people and they have a reputation for being practical, attractive and artistic.



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First Floor Plan

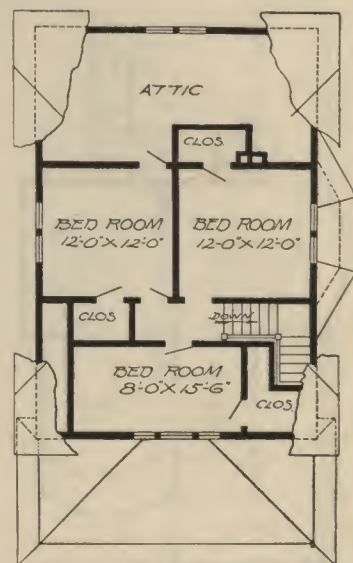
SIZE: Width, 28 feet; length, 38 feet, exclusive of porch

The contractor is often obliged to do some work which he did not figure on, and the home builder often does not get as much as he expected, simply because complete plans and specifications are not used in the construction of the house.

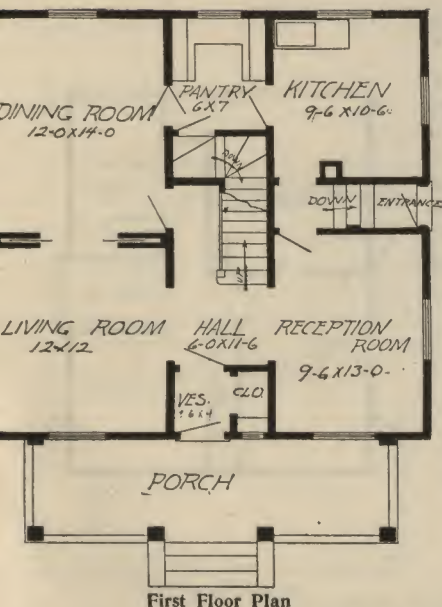
We always advise ordering plans plenty of time in advance when you wish to build, for then you will have sufficient opportunity to get in all your bids. We are prepared to fill mail and telegraph orders the same day received.

Design No. 2008

Blue prints consist of foundation plan; first and second floor plans; front, two side elevations; wall sections and all necessary interior details. Specifications consist of about fifteen pages of type-written matter.



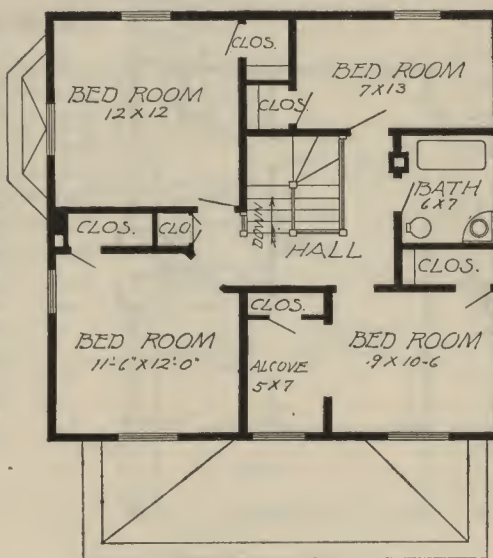
Second Floor Plan



First Floor Plan

Design No. 2026

Blue prints consist of basement plan; roof plan; first and second floor plans; front, rear, and two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter.



Second Floor Plan

PRICE

of Blue Prints, together with a complete set of typewritten specifications is

ONLY
\$5⁰⁰

We mail Plans and Specifications the same day order is received.

SIZE: Width, 29 feet 6 inches; length, 28 feet exclusive of porch.

All of our plans are prepared by licensed architects standing at the head of their profession, and the standard of their work is the very highest.

We could not afford to make this guarantee if we were not positive that we were furnishing the best plans put out in this country, even though our price is not more than one-seventh to one-tenth of the price usually charged.

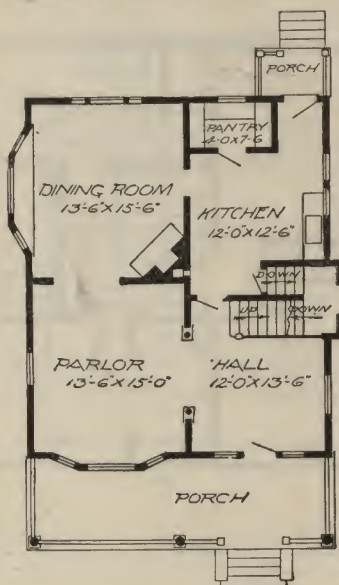


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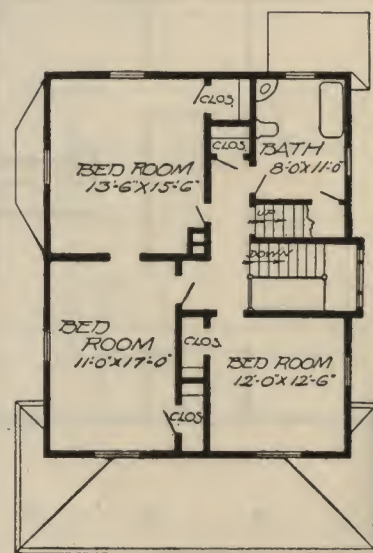
We mail Plans and Specifications the same day order is received.



First Floor Plan

Design No. 2007

Blue prints consist of basement plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter.



Second Floor Plan

SIZE: Width, 29 feet 6 inches; length, 33 feet, exclusive of porches

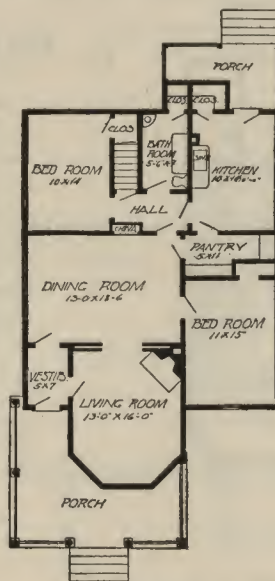
It costs but little more to have a modern, convenient and pretty home than an old-style box house. Our plans are so complete and clear that there will be no difficulty in building the most expensive illustrated.

This perspective view has been accurately drawn to show the house exactly as it will appear when built. No liberties have been taken to have it appear otherwise. This is an exact reproduction of this house.



Design No. 2042

Blue prints consist of basement plan; roof plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter.



Floor Plan

SIZE: Width, 31 feet; length, 45 feet 6 inches exclusive of porches.

The majority of the people build only one house in a life time, therefore, it is the duty of every prospective builder to make his home as comfortable and attractive as possible.

This kind of a home costs no more to build than the ordinary structures usually seen in towns and villages, and the prospective builder can well afford to take a little time and investigate the latest designs.

PRICE

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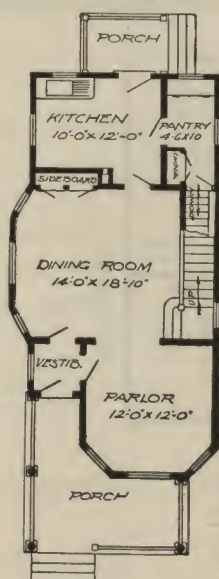
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First Floor Plan

Design No. 2003

Blue prints consist of basement plan; first and second floor plans; front, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of type-written matter.

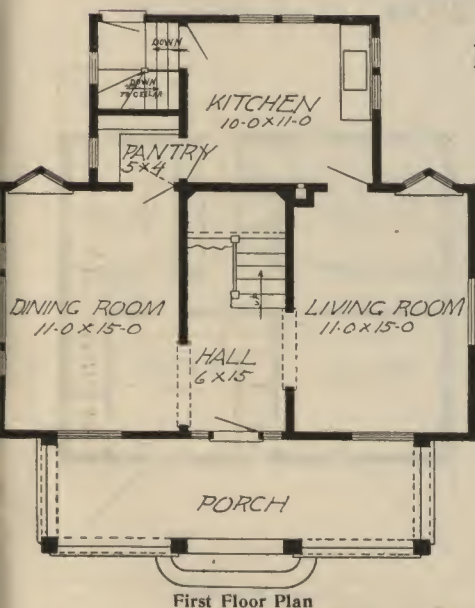


Second Floor Plan

SIZE: Width, 19 feet 10 inches; length, 38 feet, exclusive of porches

Every home builder should have a set of working plans, if for no other reason than to give him interest in the work. The average owner builds but once in a lifetime, therefore he cannot be too well posted.

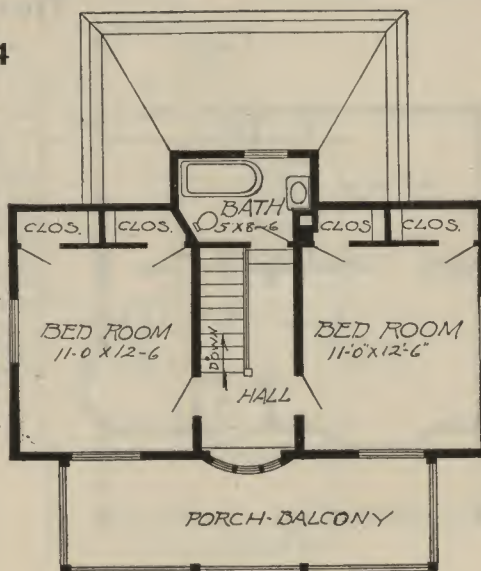
Always consult your local material dealers and contractors on all subjects pertaining to building. Their knowledge of the business and local conditions fits them to give you every available information. It is their business.



First Floor Plan

Design No. 2044

Blue prints consist of basement plan; roof plan; first and second floor plans; front, rear and two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of type-written matter.



Second Floor Plan

PRICE
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We mail Plans and Specifications the same day order is received.

SIZE: Width, 30 feet; length, 26 feet, 6 inches, exclusive of porch.

On account our large business and unusual equipment, and owing to the fact that we divide the expense among so many, it is possible to sell at these low prices, give such excellent plans and immediate shipment.

The home builder will derive a great deal of satisfaction in watching the construction of his house if he has a set of complete working plans to examine as the work progresses.

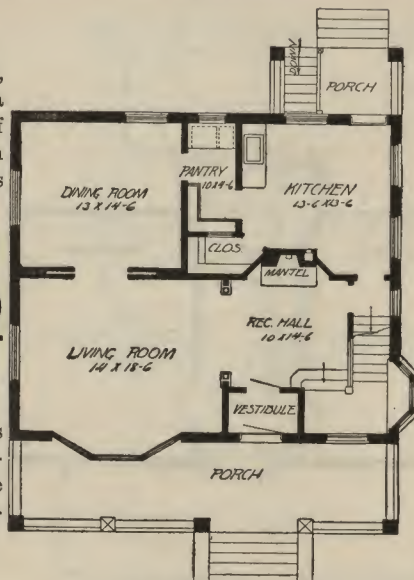


Design No. 2034

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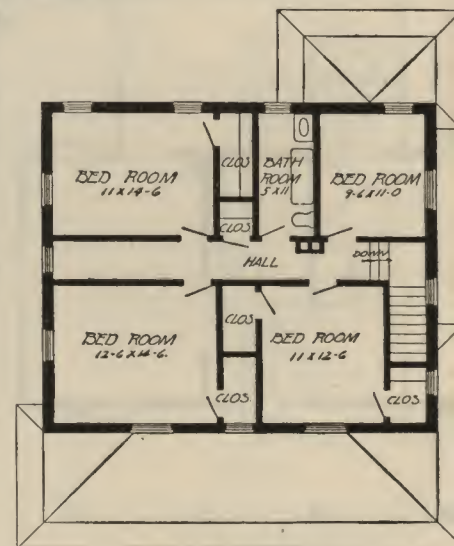
We mail Plans
and Specifica-
tions the same
day order is re-
ceived.



First Floor Plan

SIZE: Width, 35 feet; length, 31 feet, exclusive of porches

Blue prints
consist of cellar
and foundation
plan; roof plan;
first and second
floor plans;
front, rear, two
side elevations;
wall sections
and all neces-
sary interior de-
tails. Specifica-
tions consist of
about twenty
pages of type-
written matter.



Second Floor Plan

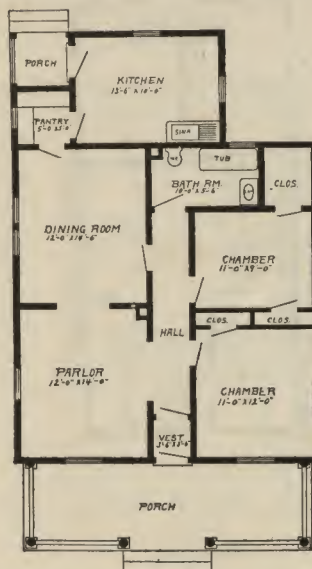
An attractive home costs but little more than an old-style, old-fashioned house. You can get your investment out of a house of modern design. Careful business men always keep this in mind.

There is no subject that will interest both men and women as much as that of house plans. Homes are planned months, and sometimes years, in advance. It is always a live and most interesting subject.



Design No. 2050

Blue prints consist of basement plan; roof plan; floor plan; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about fifteen pages of type-written matter.



Floor Plan

SIZE: Width, 28 feet, 6 inches; length, 40 feet, 6 inches, exclusive of porch.

We do not blame you for wishing to know what you will get for your money. The plans we send out are the regular blue printed plans, drawn one-quarter inch scale to the foot, showing all elevations, floor plans and necessary interior details.

All of our plans are printed by electricity on a circular blue printing machine. We use the very best grade of electric blue printing paper and take great care to have every line perfect and distinct.

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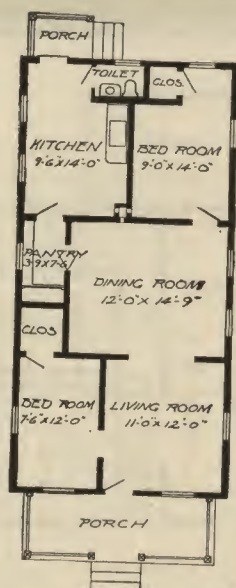


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Floor Plan

SIZE: Width, 20 feet; length, 40 feet, exclusive of porches

Design No. 2001

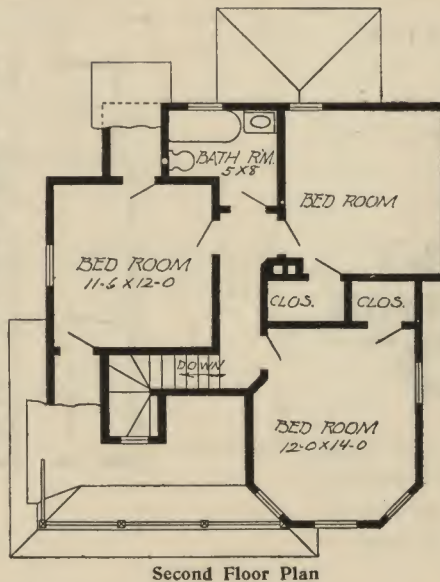
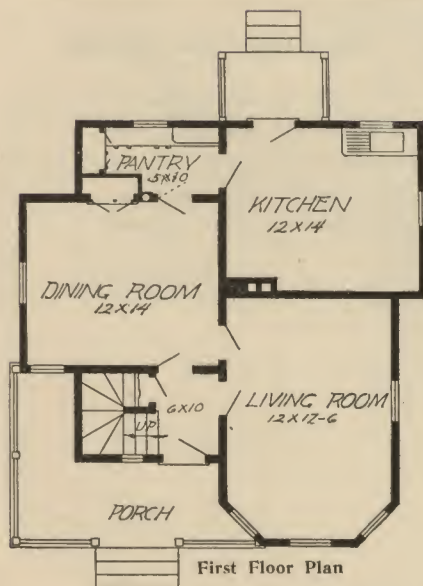
Blue prints consist of foundation plan; roof plan; floor plan; front, rear, two side elevations, wall sections and all necessary interior details. Specifications consist of about fifteen pages of typewritten matter.

Our plans are all substantially and artistically bound in cloth and waterproof paper. The specifications are bound in the same manner, and the two make a uniform set, worth many times the cost. The first question you will ask is, What do we get in these working plans and specifications? We furnish the best blue printed plans ever sent out. We do not give you the cheap tissue paper plans.



Design No. 2040

Blue prints consist of basement plan; roof plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter.



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We mail Plans and Specifications the same day order is received.

SIZE: Width, 29 feet 6 inches; length, 31 feet exclusive of porches.

Perhaps there are many who feel that they are running some risk in ordering plans at a distance. We wish to assure our customers that there is no risk whatever.

If, upon receipt of plans, you do not find them exactly as we represent, if you do not find them complete and accurate in every respect, if you do not find them as well prepared as those furnished by any architect in the United States, or any one that you have ever seen, we will refund your money upon the return of the plans from you in perfect condition.



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Floor Plan

Design No. 2010

Blue prints consist of basement plan; roof plan; floor plan; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about fifteen pages of typewritten matter.

SIZE: Width, 22 feet 8 inches; length, 42 feet 8 inches, exclusive of porch

Our plans are so clear and explicit that no carpenter or contractor will have the least difficulty in understanding them. We aim to make our plans so plain that there will be a minimum of mistakes.

In drawing these plans special care has been taken to provide for the most economical construction, thereby giving the contractor and the home builder the benefit of the saving of many dollars in material and wages.

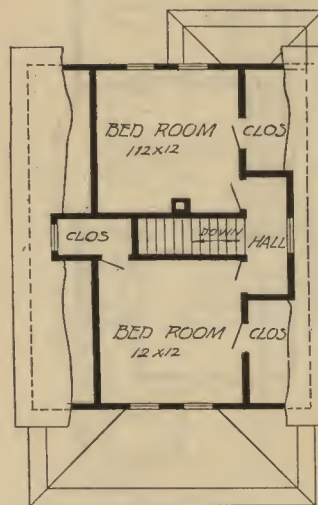


Design No. 2041

Blue prints consist of basement plan; roof plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter.



First Floor Plan



Second Floor Plan

SIZE: Width, 23 feet 6 inches; length 32 feet exclusive of porch.

Every house illustrated will show by the complete working plans and specifications that we give you designs that will work out to the best advantage and will give you the most for your money; besides, every bit of space has been utilized to the best advantage.

In the plans we illustrate, the prospective builder is sure to find some plan which will meet his requirements. If, however, no plan proves satisfactory, the ideas advanced in these illustrations are well worth the price of the book.

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We mail Plans and Specifications the same day order is received.

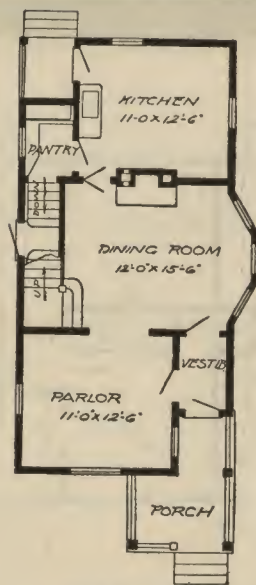


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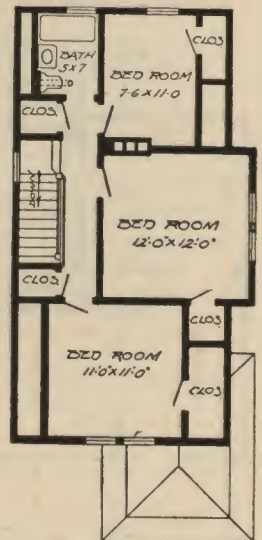
We mail Plans and Specifications the same day order is received.



First Floor Plan

Design No. 2006

Blue prints consist of cellar and foundation plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of type-written matter.



Second Floor Plan

SIZE: Width, 22 feet; length, 36 feet, exclusive of porch

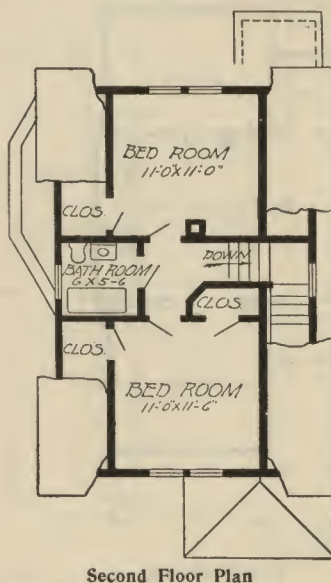
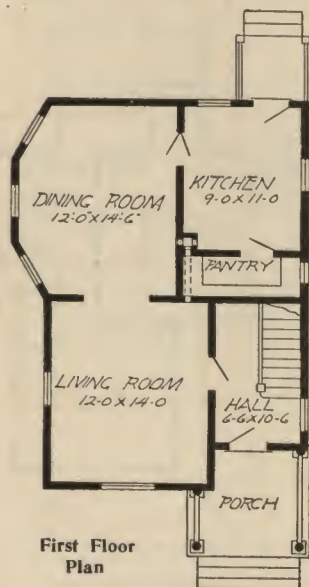
Why attempt building without plans, when you can secure a complete set of plans and specifications that are guaranteed to be thoroughly accurate in every particular, at an average price of only \$5.00?

These working plans and specifications can be made the basis of contract between contractor and home builder. They will prevent mistakes which cost money, and they will prevent disputes, which are never settled satisfactorily to both parties.



Design No. 2046

Blue prints consist of basement plan; roof plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter.



SIZE: Width, 22 feet 6 inches; length, 30 feet exclusive of porches.

The houses illustrated in this book are of the style required by the majority of home builders. We do not cater to any particular class, but aim to furnish practical, attractive designs that can be built at reasonable prices.

Should you wish to reverse the position of any of the designs we illustrate, we can furnish you with an extra set of reversed blue prints, in addition to the regular plans and specifications for only 50 per cent added to the cost, making a \$5.00 plan cost you \$7.50.

PRICE

of Blue Prints, together with a complete set of typewritten specifications is

ONLY
\$5⁰⁰

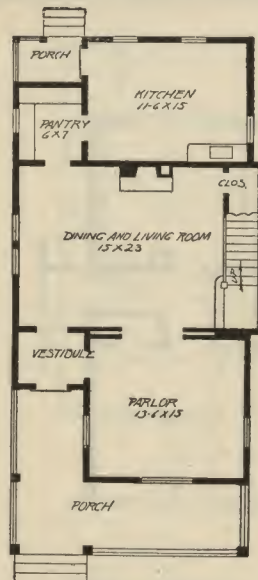
We mail Plans and Specifications the same day order is received.



PRICE
of Blue Prints, together with a complete set of type-written specifications is

ONLY
\$5⁰⁰

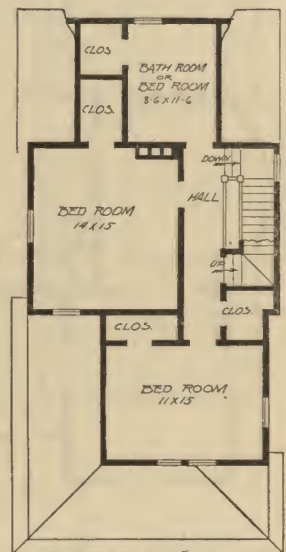
We mail Plans and Specifications the same day order is received.



First Floor Plan

Design No. 2022

Blue prints consist of cellar and foundation plan; first and second floor plan; front, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of type-written matter.



Second Floor Plan

SIZE: Width, 24 feet; length, 43 feet, exclusive of porches

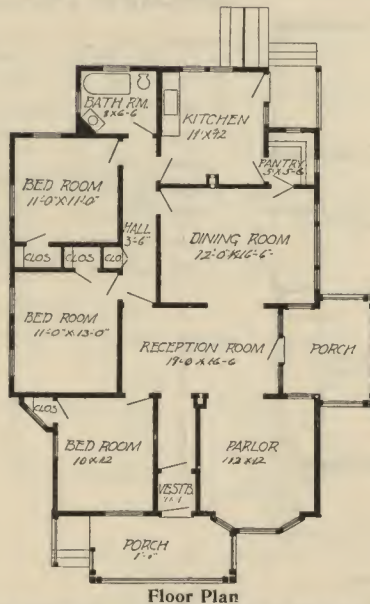
Many have marveled at our ability to furnish such excellent and complete working plans and specifications at such low prices.

We do not wonder at this, because we charge but five dollars for a more complete set of working plans and specifications than you would receive if ordered in the regular manner, and when drawn especially for you, at a cost of from fifty to seventy-five dollars.



Design No. 2029

Blue prints consist of basement plan; roof plan; floor plan, front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about fifteen pages of typewritten matter.



Floor Plan

SIZE: Width, 32 feet, 6 inches; length, 47 feet, 6 inches, exclusive of porch.

With all of our plans we furnish a front, right, left and rear elevation. These drawings are complete and accurate in every respect. They show the shape, size and location of all doors and windows, porches, cornices, towers, bays and the like, and, in fact, give you an exact scale picture of the house as it should be at completion.

Full wall sections are given showing the construction from foundation to roof, the height of stories between joists, height of plates, pitch of roof, etc.

PRICE

of Blue Prints, together with a complete set of typewritten specifications is

ONLY
\$5⁰⁰

We mail Plans and Specifications the same day order is received.

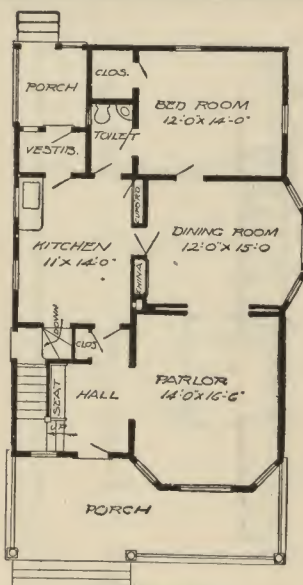


Design No. 2005

PRICE
of Blue Prints, together with a complete set of typewritten specifications is

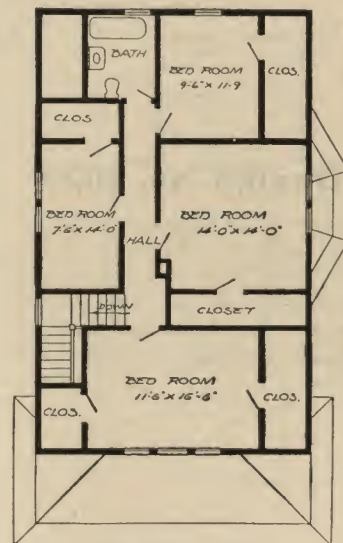
ONLY
\$5⁰⁰

We mail Plans and Specifications the same day order is received.



First Floor Plan

Blue prints consist of basement plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter.



Second Floor Plan

SIZE: Width, 28 feet 6 inches; length, 43 feet, exclusive of porch

Our complete working plans save time and money, prevent mistakes and disputes, keep workmen busy, furnish the only reliable method of adjusting insurance, are the most complete, and are sold at the most remarkably low prices ever offered.

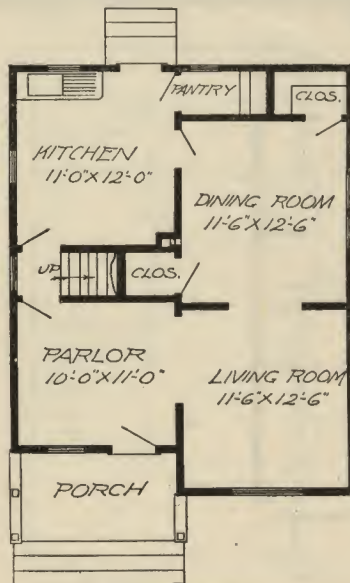
We have received many letters asking us how it is possible for us to sell such excellent and complete plans at such low prices. If we sold but one set, we could not sell so cheaply. The number we sell makes it possible.



PRICE
of Blue Prints, together with a complete set of type-written specifications is

ONLY
\$5⁰⁰

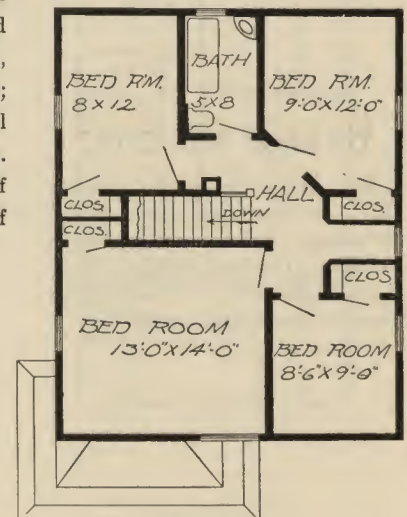
We mail Plans and Specifications the same day order is received.



First Floor Plan

Design No. 2014

Blue prints consist of basement plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter.



Second Floor Plan

SIZE: Width, 24 feet; length, 30 feet, exclusive of porch

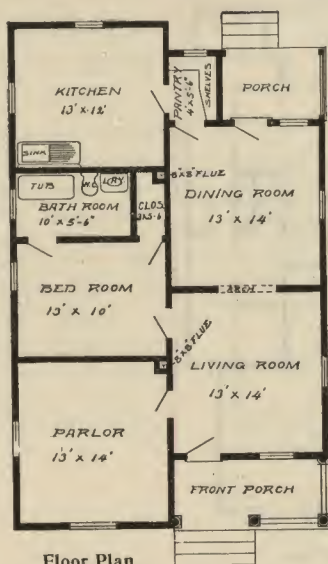
When preparing to build a home, be sure to start right. You can start right only when you have a complete set of working plans and specifications, to be used as a guide for the workmen.

The estimated cost of the houses we illustrate is based on the most favorable conditions in all respects, and does not include plumbing and heating. Always consult your reliable contractors and material dealers. They know your local conditions.



Design No. 2038

Blue prints consist of basement plan; roof plan; floor plan; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about fifteen pages of typewritten matter.



Floor Plan

SIZE: Width, 27 feet, 6 inches; length, 44 feet.

The floor plans we furnish show the shape and size of all rooms, halls and closets; the locations and size of all doors and windows; the position of all plumbing fixtures, gas lights, registers, pantry work, etc., and all the measurements that are necessary are given.

All necessary details of interior work, such as door and window casings and trim, base, stools, picture moulding, doors, newel posts, balusters, rail, etc., accompany each set of plans. Part is shown in full size, while some of the larger work, such as stair construction, is drawn to a scale of one and one half-inch to the foot.

PRICE

of Blue Prints, together with a complete set of typewritten specifications is

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\$5⁰⁰

We mail Plans and Specifications the same day order is received.

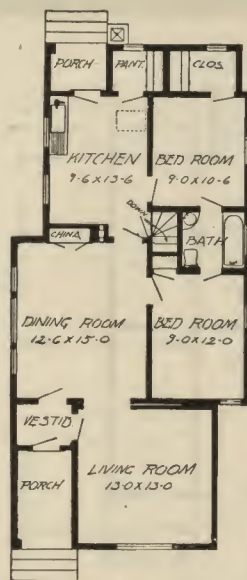


PRICE

of Blue Prints, together with a complete set of type-written specifications is

ONLY
\$5⁰⁰

We mail Plans and Specifications the same day order is received.



Floor Plan

SIZE: Width, 25 feet; length, 48 feet 6 inches.

If a plan in this pleases you, if the arrangement of the rooms is satisfactory, and if the exterior is pleasing and attractive, we claim that it can be built as cheap or cheaper than if any other architect designed it.

"Be it ever so humble, there is no place like home." It is, or should be, the ambition of every one to some day own a home of his own. The plans we illustrate are such as 75 to 90 per cent of the people build

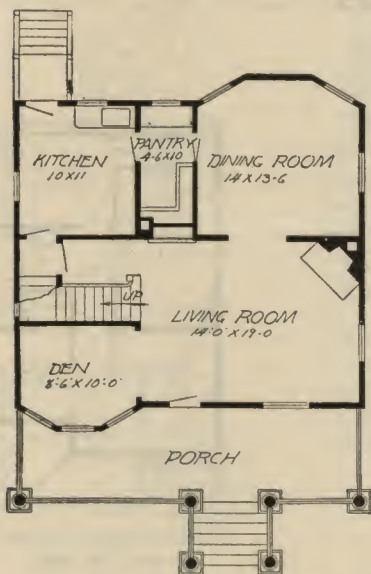
Design No. 2018

Blue prints consist of foundation plan; roof plan; floor plan; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about fifteen pages of typewritten matter.

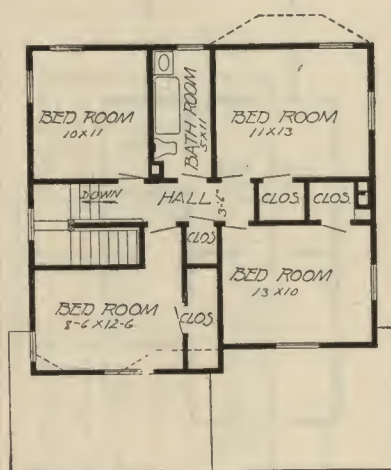


Design No. 2037

Blue prints consist of basement plan; roof plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter.



First Floor Plan



Second Floor Plan

SIZE: Width, 30 feet 6 inches; length, 31 feet exclusive of porch.

Many have marveled at our ability to furnish such excellent and complete working plans and specifications at such low prices.

We do not wonder at this, because we charge but \$5.00 for a more complete set of working plans and specifications than you would receive if ordered in the regular manner, and when drawn especially for you, at a cost of from fifty to seventy-five dollars.

PRICE

of Blue Prints, together with a complete set of type-written specifications is

ONLY
\$5⁰⁰

We mail Plans and Specifications the same day order is received.

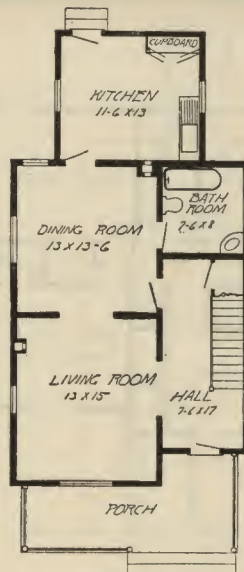


PRICE

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\$5⁰⁰

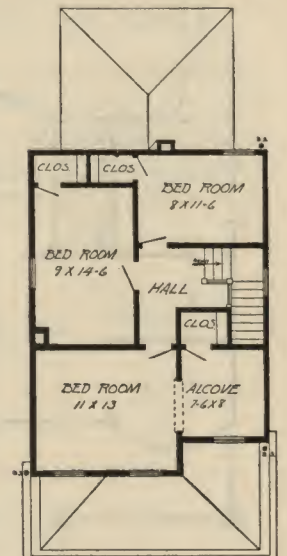
We mail Plans and Specifications the same day order is received.



First Floor Plan

Design No. 2025

Blue prints consist of foundation plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter.



Second Floor Plan

SIZE: Width, 22 feet; length, 52 feet, exclusive of porch

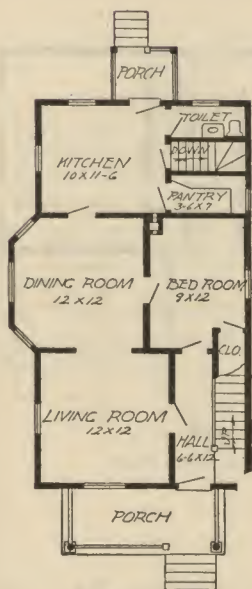
When designing our houses, we have kept in mind the fact that some day the owner may wish to get his money out of his home. We design only practical houses, out of which the owner can readily get his money.

Our plans prevent mistakes in cutting lumber, in placing door and window frames, and in many other places, when the contractor is not on the job, and the men have received only partial or indefinite instruction.

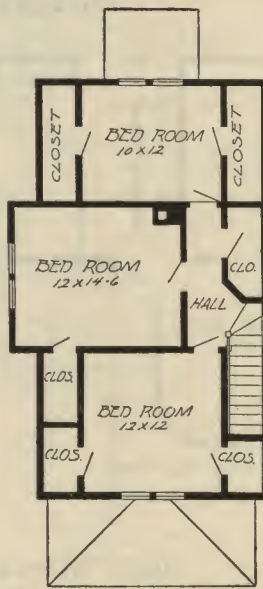


Design No. 2032

Blue prints consist of basement plan; roof plan; first and second floor plans; front, rear, two-side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter.



First Floor Plan



Second Floor Plan

SIZE: Width, 22 feet 6 inches; length, 36 feet exclusive of porches.

The houses we illustrate have been designed by licensed architects to meet the needs of the people and they have a reputation for being practical, attractive and artistic.

The prospective builder should not lose sight of the fact that some day it may be necessary or desirable to sell the house, and, if it is attractive and artistic, it can always be disposed of and at a profit to the owner.

PRICE

of Blue Prints, together with a complete set of typewritten specifications is

ONLY
\$5⁰⁰

We mail Plans and Specifications the same day order is received.

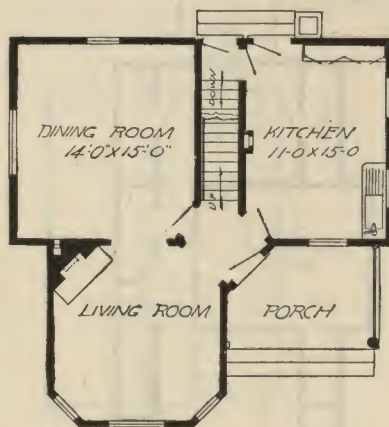


Design No. 2019

PRICE
of Blue Prints, together with a complete set of type-written specifications is

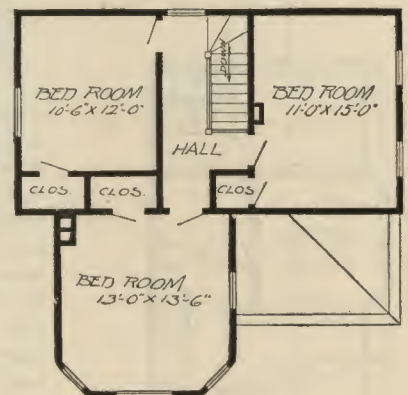
ONLY
\$5⁰⁰

We mail Plans and Specifications the same day order is received.



First Floor Plan

Blue Prints consist of basement plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter



Second Floor Plan

SIZE: Width, 30 feet; length, 30 feet

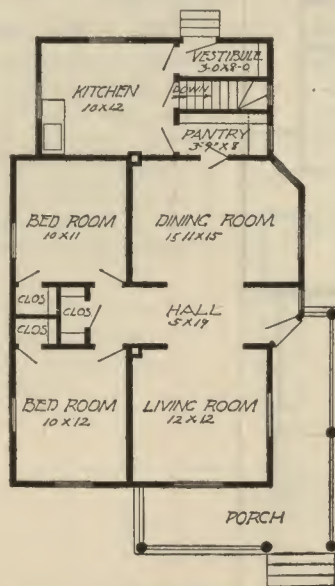
We have boiled down everything in this book so that the readers can see at a glance what is necessary. We do not give long descriptions of each house, which are valueless to the prospective builder.

Start right. Get plans before you break ground. We have heard of a few cases where our houses have been built without the complete plans. It always proves expensive, as every good contractor can testify. It is never satisfactory to either contractor or home builder.



Design No. 2028

Blue prints consist of basement plan; roof plan; floor plan; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about fifteen pages of typewritten matter.



Floor Plan

PRICE

of Blue Prints, together with a complete set of typewritten specifications is

ONLY
\$5⁰⁰

We mail Plans and Specifications the same day order is received.

SIZE: Width, 26 feet 6 inches; length, 40 feet 6 inches exclusive of porches.

Why attempt building without plans, when you can secure a complete set of plans and specifications that are guaranteed to be thoroughly accurate in every particular, at an average price of only \$5.00?

These working plans and specifications can be made the basis of contract between contractor and home builder. They will prevent mistakes which cost money, and disputes, that are never settled satisfactorily to both parties.

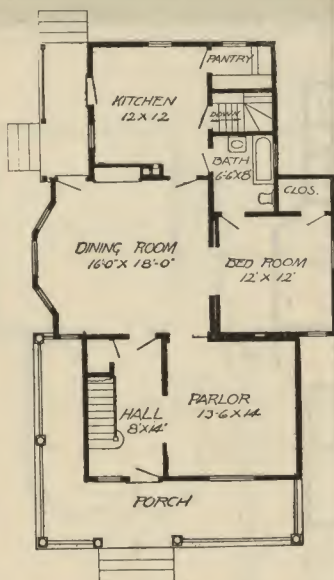


PRICE

of Blue Prints, together with a complete set of typewritten specifications is

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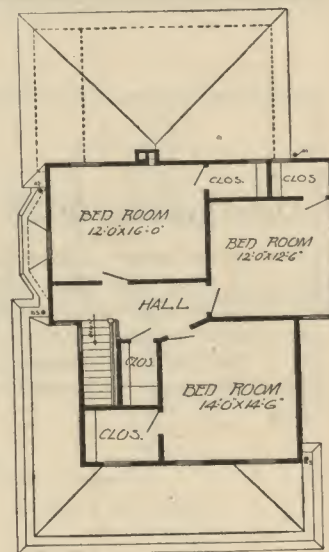
We mail Plans and Specifications the same day order is received.



First Floor Plan

Design No. 2023

Blue prints consist of basement plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter.



Second Floor Plan

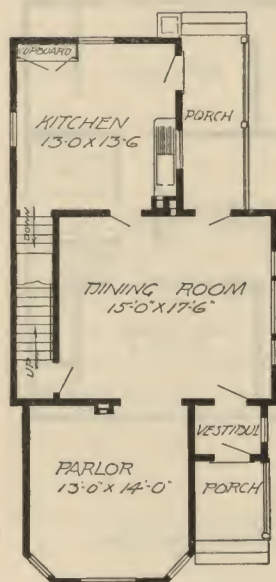
SIZE: Width, 32 feet; length, 46 feet, exclusive of porches

All the houses we illustrate are either low or medium priced. These are the most difficult houses to design. Nearly any architect can design an expensive house, where the saving in cost is not the most important factor. Every plan in this book is designed by a licensed architect, standing at the head of his profession. We do not furnish any plans which will not stand the closest inspection in every respect.

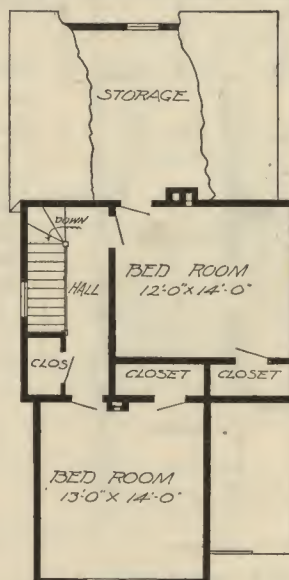


Design No. 2015

Blue prints consist of basement plan; roof plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter.



First Floor Plan



Second Floor Plan

SIZE: Width, 22 feet; length, 44 feet, 6 inches.

All of our plans are printed by electricity on a circular blue printing machine. We use the very best grade of electric blue printing paper and take great care to have every line perfect and distinct.

We do not blame you for wishing to know what you will get for your money. The plans we send out are the regular blue printed plans, drawn one-quarter inch scale to the foot, showing all elevations, floor plans and necessary interior details.

PRICE
of Blue Prints, together with a complete set of typewritten specifications is

ONLY
\$5⁰⁰

We mail Plans and Specifications the same day order is received.

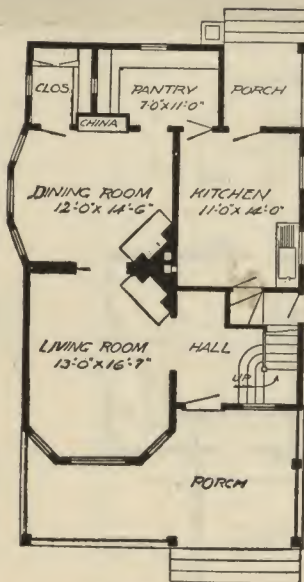


PRICE

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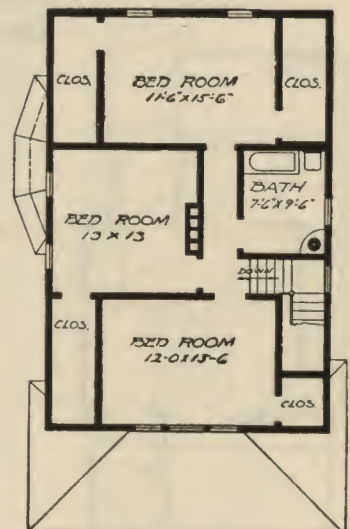
We mail Plans and Specifications the same day order is received.



First Floor Plan

Design No. 2017

Blue prints consist of basement plan; roof plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of type-written matter.



Second Floor Plan

SIZE: Width, 27 feet; length, 38 feet, exclusive of porch

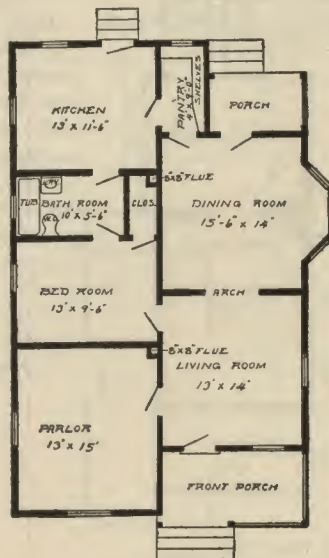
No misunderstanding can arise when a set of our plans and specifications are before the contractor and home builder, showing the interior and exterior construction of the house, as agreed upon in the contract.

We have studied economy in construction, and our knowledge of all the materials which go into a house qualifies us to give you the most for your money. Can any architect do more, even at seven to ten times the cost?



Design No. 2048

Blue prints consist of basement plan; roof plan; floor plan; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about fifteen pages of typewritten matter.



Floor Plan

SIZE: Width, 27 feet 6 inches; length, 44 feet exclusive of porch.

The home builder will derive a great deal of satisfaction in watching the construction of his house if he has a set of complete working plans and specifications to examine as the work progresses.

On account our large business and unusual equipment, and owing to the fact that we divide the expense among so many, it is possible to sell at these low prices, give such excellent plans and immediate shipment.

PRICE

of Blue Prints, together with a complete set of typewritten specifications is

ONLY
\$5⁰⁰

We mail Plans and Specifications the same day order is received.

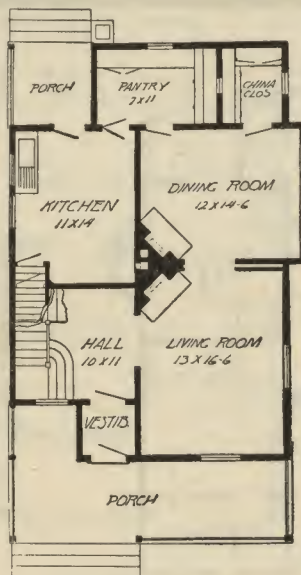


PRICE

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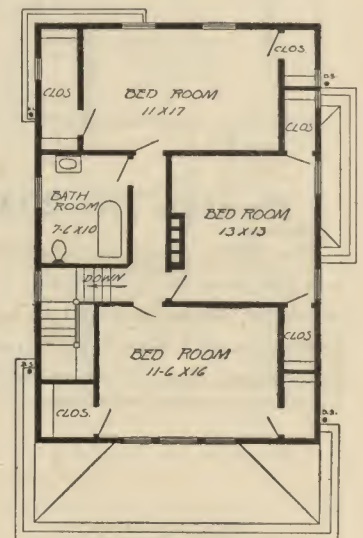
We mail Plans and Specifications the same day order is received.



First Floor Plan

Design No. 2024

Blue prints consist of basement plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter.

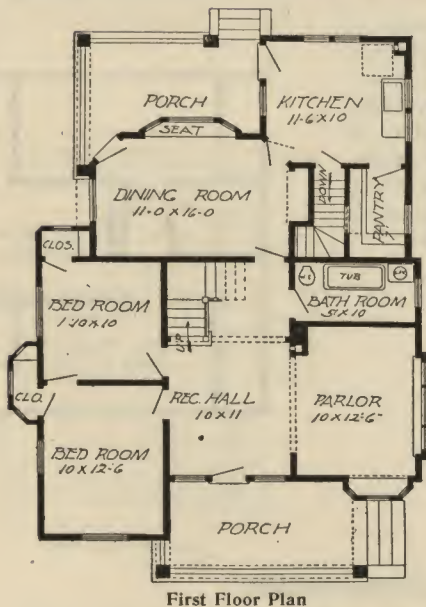


Second Floor Plan

SIZE: Width, 26 feet 9 inches; length, 44 feet 6 inches, exclusive of porch

Our plans are so clear and explicit that no carpenter or contractor will have the least difficulty in understanding them. We aim to make our plans so plain that there will be a minimum of mistakes.

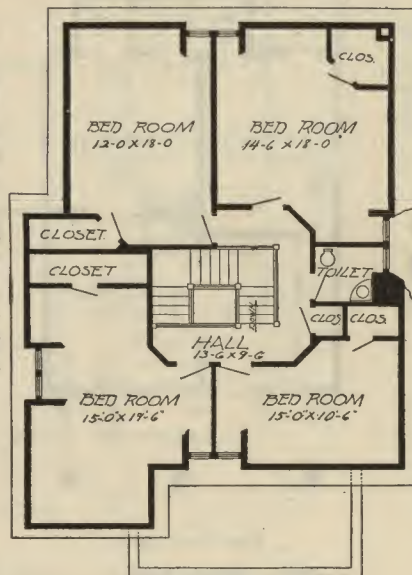
Long experience has taught the contractor that he should not build even the smallest house without working plans. The lack of experience of the average home builder makes plans necessary for the understanding of the work.



First Floor Plan

Design No. 2045

Blue prints consist of basement plan; roof plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter.



Second Floor Plan

PRICE

of Blue Prints, together with a complete set of typewritten specifications is

ONLY
\$5⁰⁰

We mail Plans and Specifications the same day order is received.

SIZE: Width, 32 feet; length, 42 feet 6 inches exclusive of porches.

The majority of the people build only one house in a life time, therefore, it is the duty of every prospective builder to make his home as comfortable and attractive as possible.

This kind of a home costs no more to build than the ordinary structures usually seen in towns and villages, and the prospective builder can well afford to take a little time and investigate the latest designs.

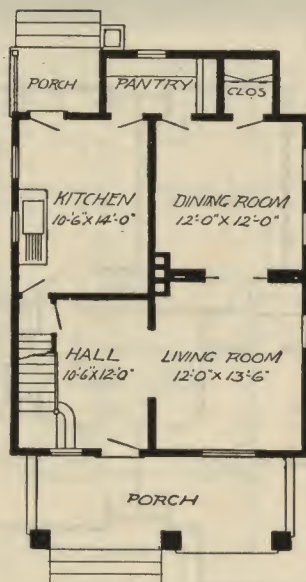


PRICE

of Blue Prints, together with a complete set of typewritten specifications is

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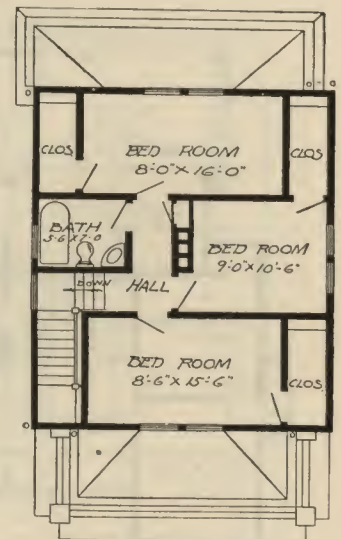
We mail Plans and Specifications the same day order is received.



First Floor Plan

Design No. 2021

Blue prints consist of basement plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter.



Second Floor Plan

SIZE: Width, 24 feet; length, 32 feet 6 inches, exclusive of porch

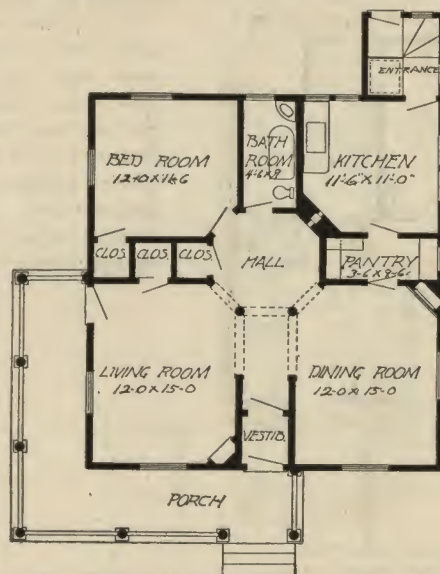
Our plans are full, complete and accurate in every particular, and guaranteed. Every plan is designed by a licensed architect, who makes a specialty of this kind of work, and whose experience is very broad.

Every foot of space is utilized in the preparation of our plans. We do not load the contractor and home builder with useless expense, simply to carry out some pet idea. Our plans are practical, modern and attractive.



Design Number 2043

Blue prints consist of basement plan; floor plan; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about fifteen pages of typewritten matter.



Floor Plan

SIZE: Width, 30 feet; length, 38 feet 6 inches exclusive of porches.

With all of our plans we furnish a front, right, left and rear elevation. These drawings are complete and accurate in every respect. They show the shape, size and location of all doors and windows, porches, cornices, towers, bays and the like, and, in fact, give you an exact scale picture of the house as it should be at completion.

Full wall sections are given showing the construction from foundation to roof, the height of stories between joists, height of plates, pitch of roof, etc.

PRICE
of Blue Prints, together with a complete set of typewritten specifications is

ONLY
\$5⁰⁰

We mail Plans and Specifications the same day order is received.

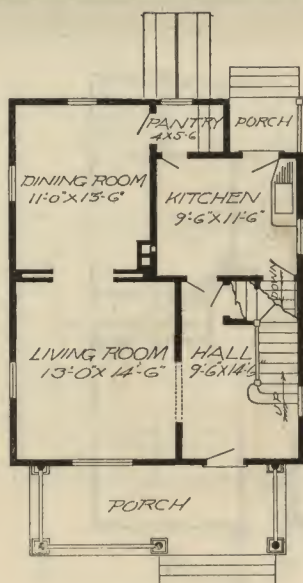


PRICE

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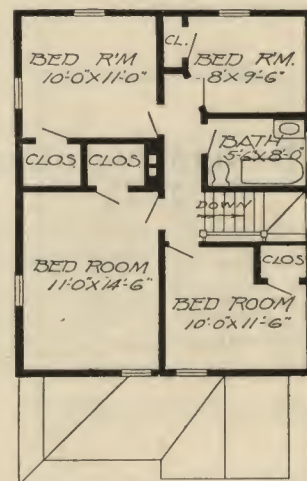


First Floor Plan

SIZE: Width, 24 feet; length, 30 feet, exclusive of porch

Design No. 2009

Blue prints consist of cellar and foundation plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of type-written matter.



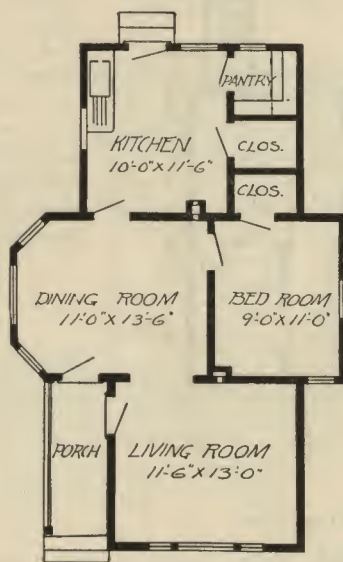
Second Floor Plan

The contractor is often obliged to do some work which he did not figure on, and the home builder often does not get as much as he expected, simply because complete plans and specifications are not used in the construction of the house. We always advise ordering plans plenty of time in advance when you wish to build, for then you will have sufficient opportunity to get in all your bids. We are prepared to fill mail and telegraph orders the same day received.



Design No. 2020

Blue prints consist of foundation plan; floor plan; front, rear two side elevations; wall sections and all necessary interior details. Specifications consist of about fifteen pages of typewritten matter.



SIZE: Width, 24 feet; length, 36 feet.

All of the plans illustrated in this book have been prepared by licensed architects standing at the head of their profession, and the standard of their work is of the very highest.

We could not afford to make this guarantee if we were not positive that we were furnishing the best plans put out in this country, even though our price is not more than one-seventh to one-tenth the price usually charged.

PRICE
of Blue Prints, together with a complete set of typewritten specifications is

ONLY
\$5⁰⁰

We mail Plans and Specifications the same day order is received.

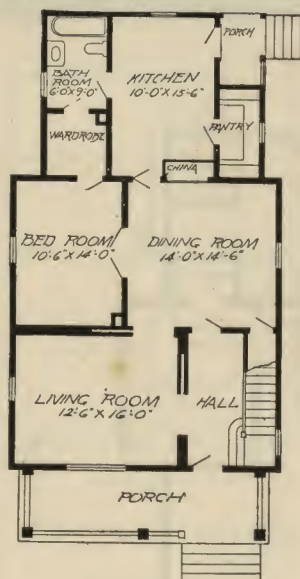


PRICE

of Blue Prints, together with a complete set of type-written specifications is

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\$5⁰⁰

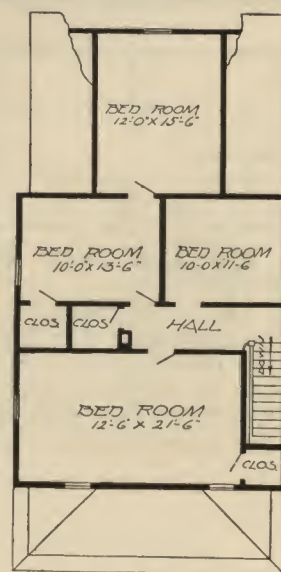
We mail Plans and Specifications the same day order is received.



First Floor Plan

Design No. 2013

Blue prints consist of cellar and foundation plan; roof plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter.

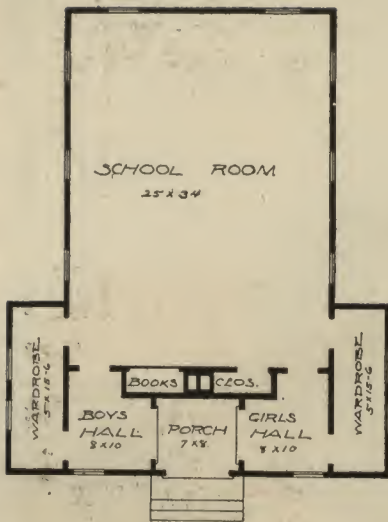


Second Floor Plan

SIZE: Width, 26 feet; length, 44 feet 6 inches, exclusive of porch

The floor plans we furnish show the shape and size of all rooms, halls and closets; the location and size of all doors and windows; the position of all plumbing fixtures, gas lights, registers, pantry work, etc., and all the measurements that are necessary are given.

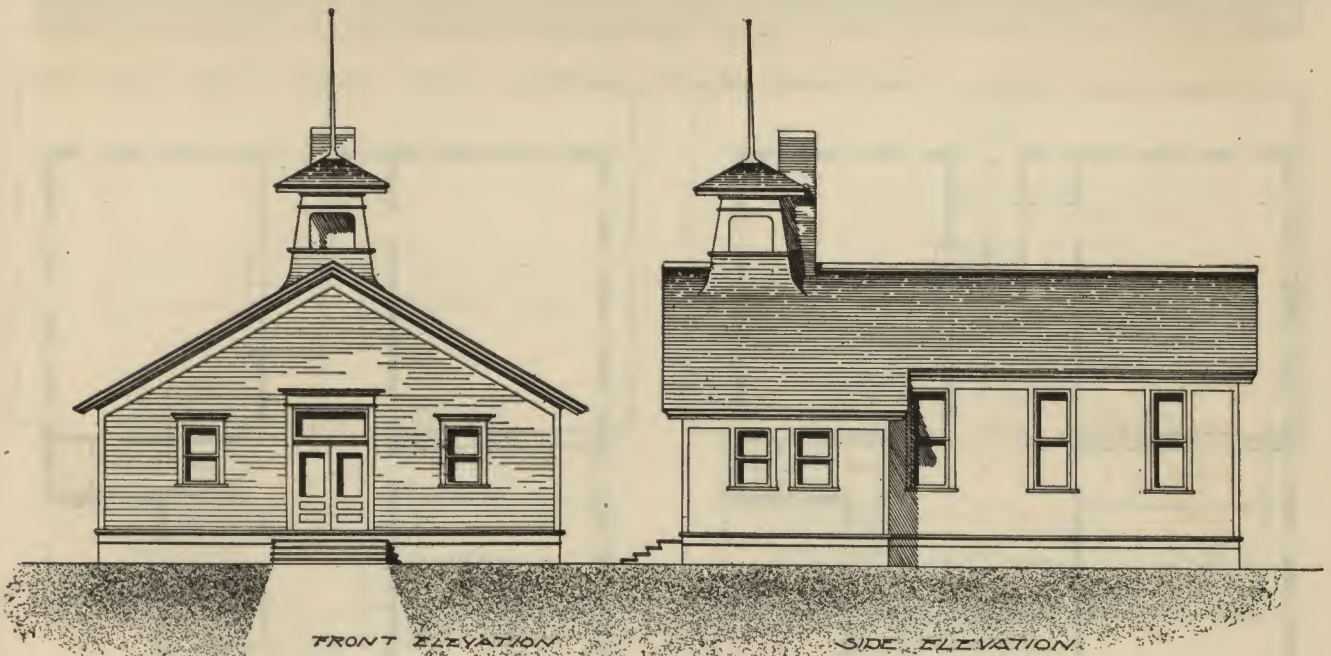
All necessary details of interior work, such as door and window casings and trim, base, stools, picture moulding, doors, newel posts, balusters, rail, etc., accompany each set of plans. Part is shown in full size, while some of the larger work, such as stair construction, is drawn to a scale of one and one half-inch to the foot.



FLOOR PLAN OF
A ONE ROOM SCHOOL HOUSE



EXTERIOR VIEW
OF A ONE ROOM SCHOOL HOUSE



ELEVATIONS OF
A ONE ROOM SCHOOL HOUSE

DESIGN - 100
FRAME - 37' x 45'

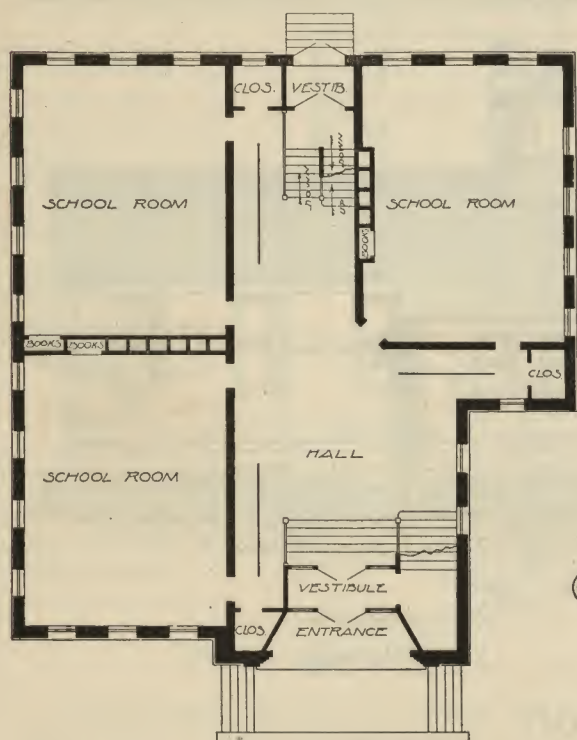
G. W. ASHBY, ARCHT.

S. H. No. 100

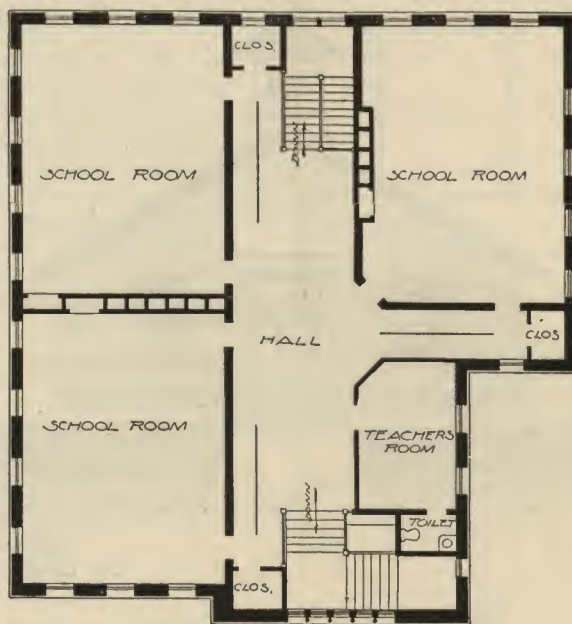
This design illustrates a one room district school house. The main room would comfortably seat about fifty pupils. There are two wardrobes, which will prevent confusion, one for boys and the other for girls. It is of frame construction with a brick or stone foundation. Exterior dimensions are 37 ft. by 45 ft.



S. H. No. 608



FIRST FLOOR PLAN

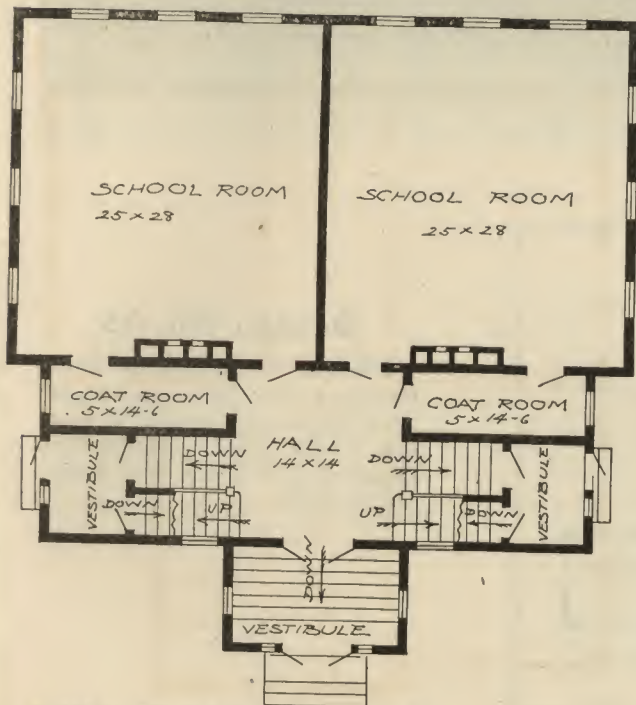


SECOND FLOOR PLAN

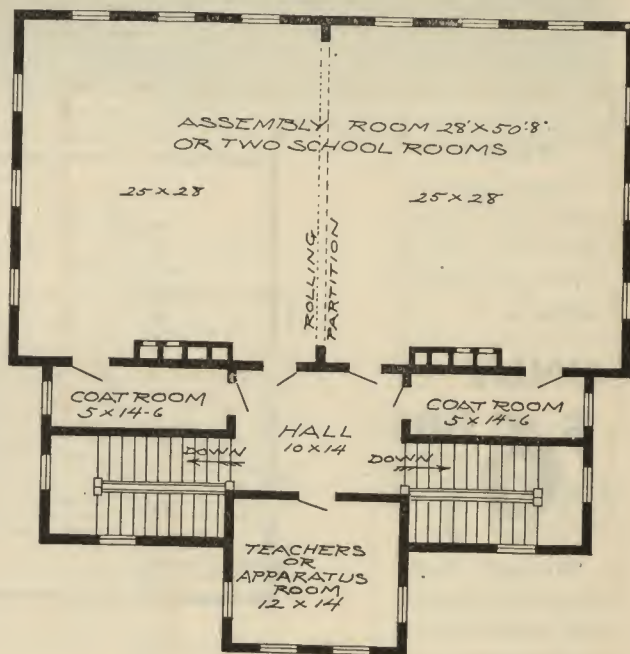
This building is of the Spanish Mission style of architecture and has been a very successful design. Brick and stone construction. Exterior dimensions are 70 ft. by 76 ft.



S. H. No. 415



FIRST FLOOR PLAN OF
A FOUR ROOM SCHOOL HOUSE



SECOND FLOOR PLAN OF
A FOUR ROOM SCHOOL HOUSE

This school is well arranged for a district or village school, where the occasional use of an assembly room or lecture room is required. The second floor school rooms can be thrown together by means of a rolling partition into one large room. There are two sets of stairways to the first floor, which has three exits.

The above picture shows the building of wood construction. This design can be changed to brick and stone if so desired

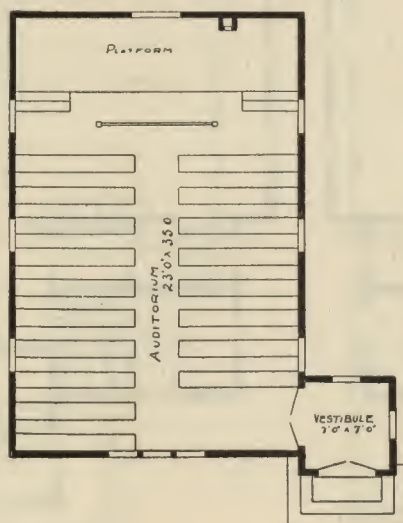


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Floor Plan

Design No. 33

Blue prints consist of foundation plan; floor plan; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about fifteen pages of type-written matter.

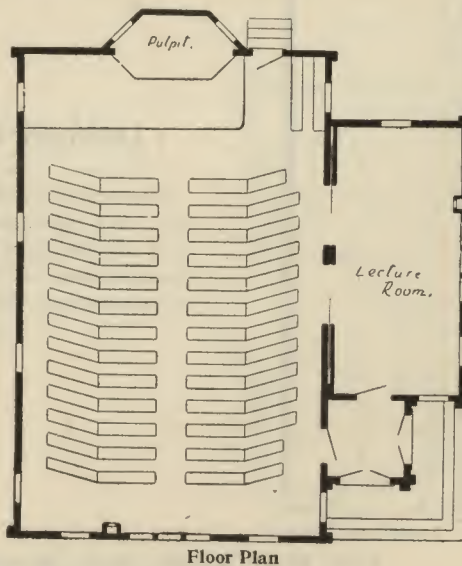
SIZE: Width, 24 feet; length, 64 feet.

We illustrate above a neat Frame Church suitable for country towns or villages where the congregation is not very large. The size of the auditorium is 23 feet by 35 feet and has a seating capacity of about one hundred.



Design No. 29

Blue prints consist of cellar and foundation plan; floor plan; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of typewritten matter.



Floor Plan

SIZE: Width, 46 feet; length, 50 feet.

The Frame Church illustrated above is one that looks well in any community. The auditorium has a seating capacity of about three hundred. The lecture room is a fairly good sized one and may be added or closed off from the auditorium by means of the sliding doors.

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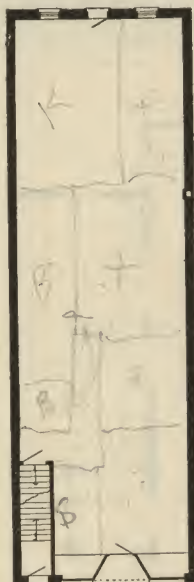


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First Floor Plan

Design No. 798

Blue prints consist of basement plan; first and second floor plans; front elevation and sections. Specifications consist of about fifteen pages of typewritten matter.



Second Floor Plan

SIZE: Width, 25 feet; length, 80 feet.

The above illustration is one of a store and lodge-hall combined and is the kind of a building most desired in country towns. The second floor being divided into a large hall or lodge-room and an ante-room with lockers. There is a good basement cellar and the building is protected by fire walls. The ceilings are high and the width of the store sufficient for the placing of a long center show case between the counters.



First Floor Plan

Design No. 36

Blue prints consist of cellar and foundation plan; first and second floor plans; front, rear, two side elevations; wall sections and all necessary interior details. Specifications consist of about twenty pages of type-written matter.



Second Floor Plan

PRICE

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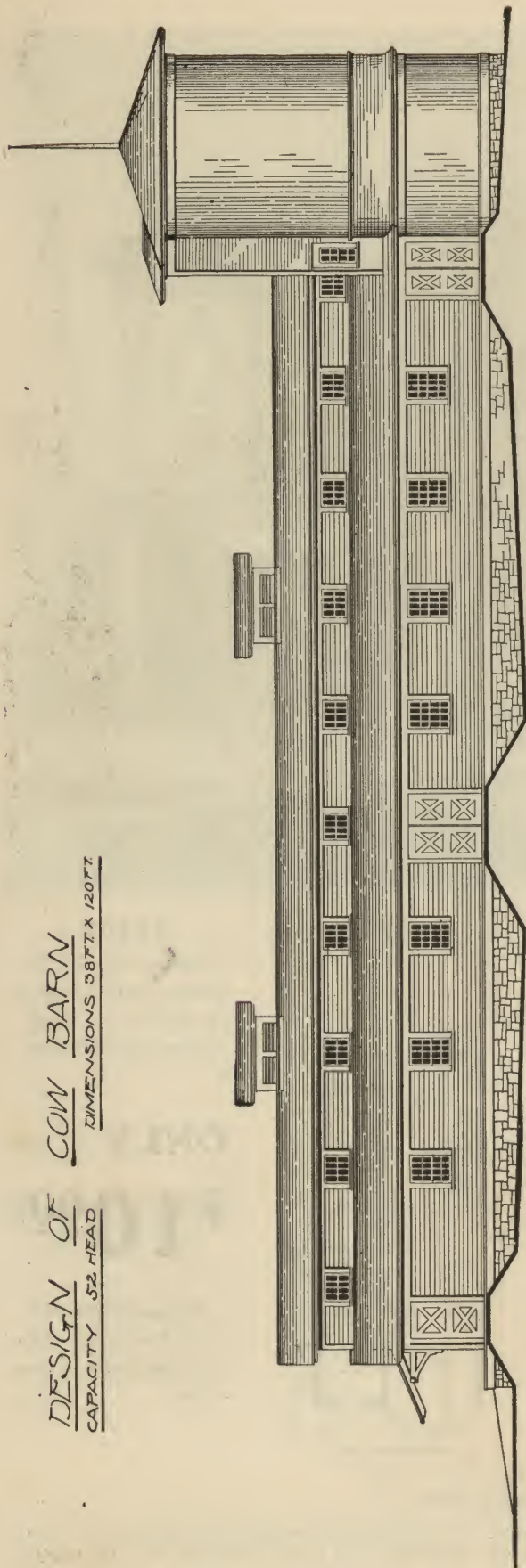
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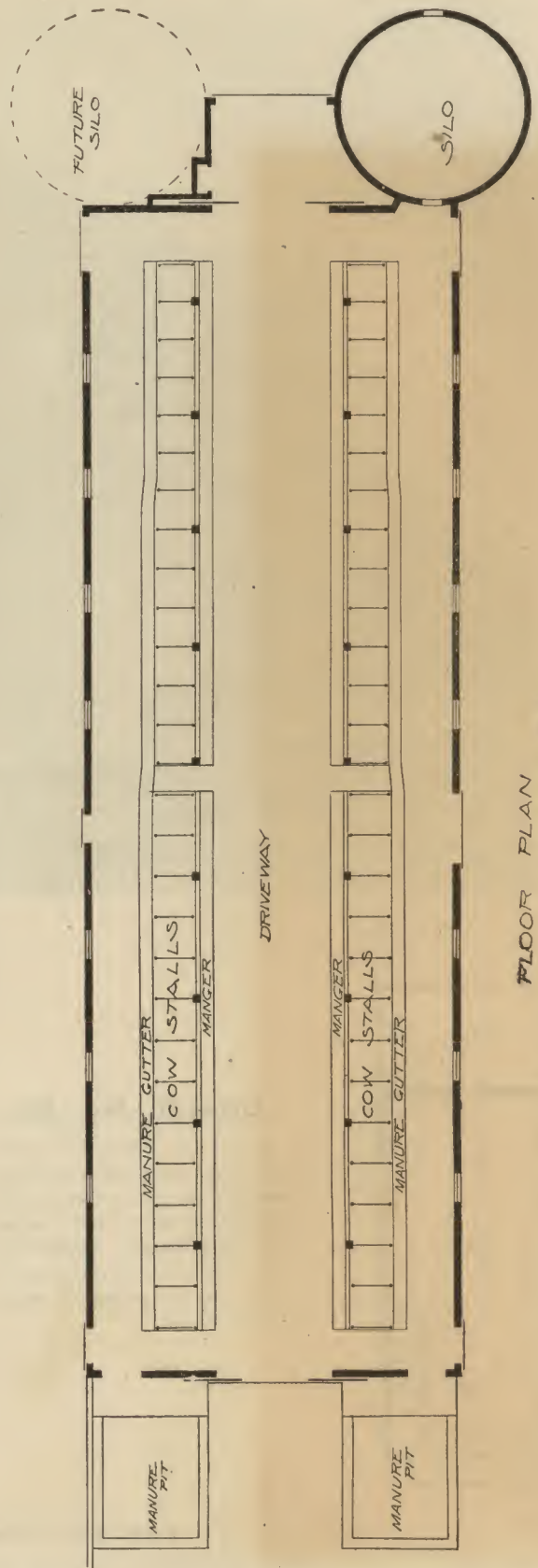
SIZE: Width, 24 feet; length, 64 feet.

We illustrate above a store with comfortable living rooms above. The large display window is a feature not to be lost sight of and the store room at the back is valuable for surplus stock, besides giving a convenient entrance to the cellar.

DESIGN OF COW BARN
CAPACITY 52 HEAD
DIMENSIONS 98 FT X 120 FT

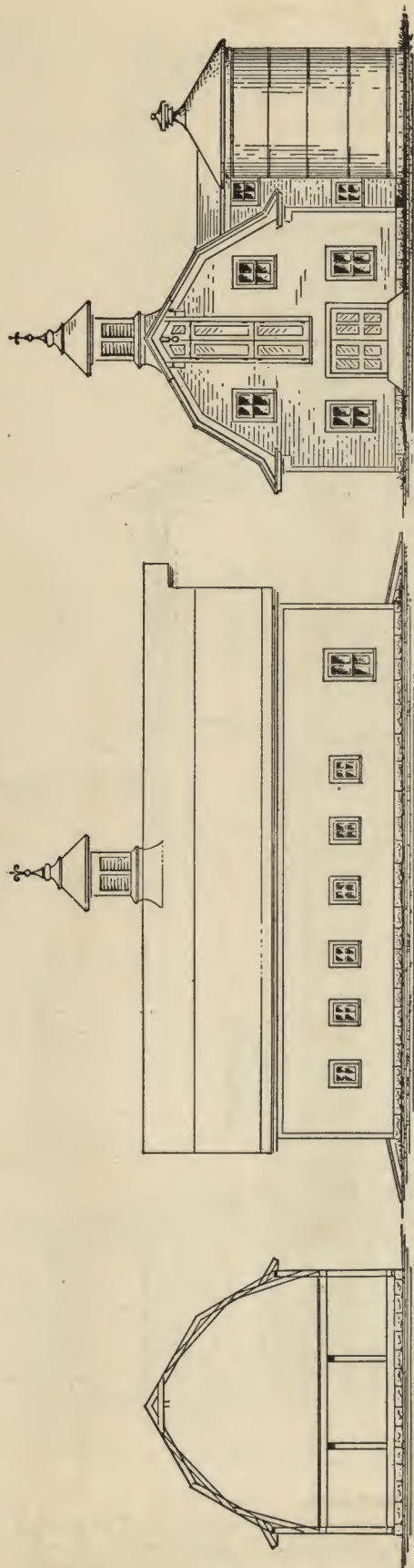


SIDE ELEVATION



FLOOR PLAN
 Design B-1

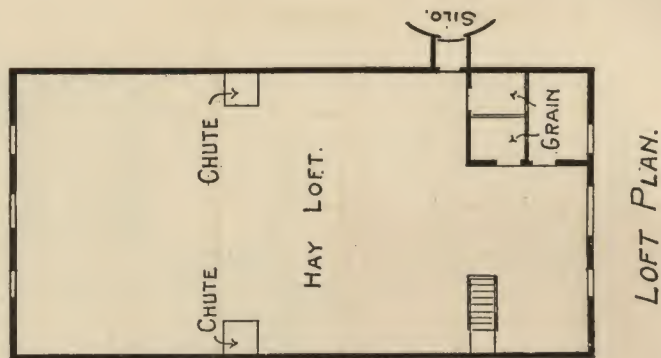
See opposite page for cross section and sections showing framing of long and short posts for Cow Barn.



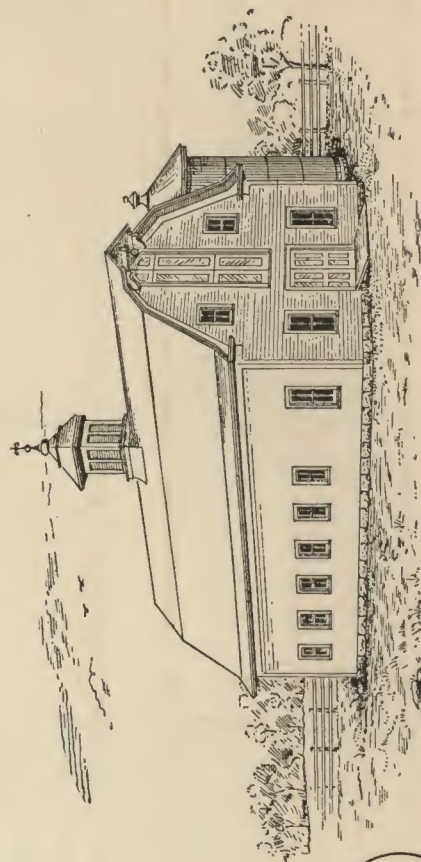
FRONT ELEVATION.

SIDE ELEVATION.

END SECTION.

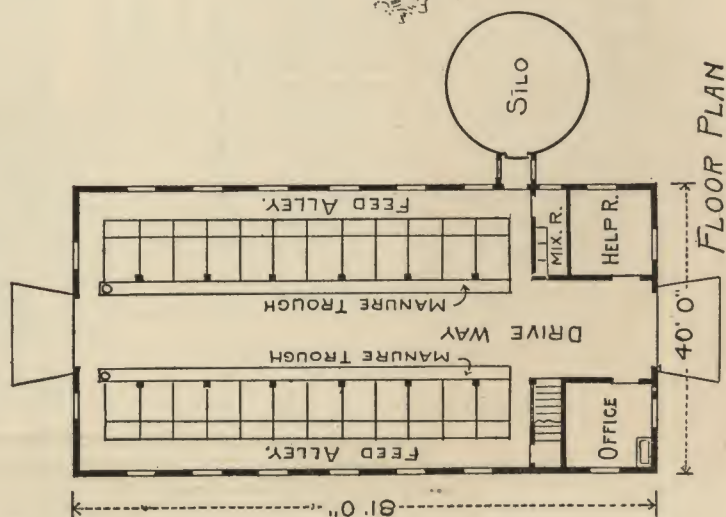


LOFT PLAN.



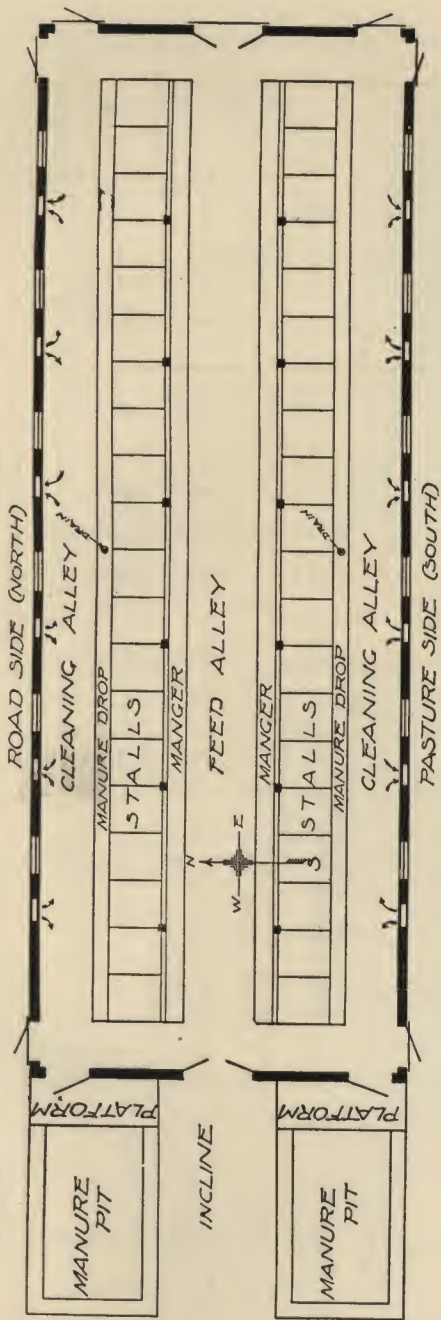
A. BARN FOR DAIRY COWS.

Design B-2



FLOOR PLAN

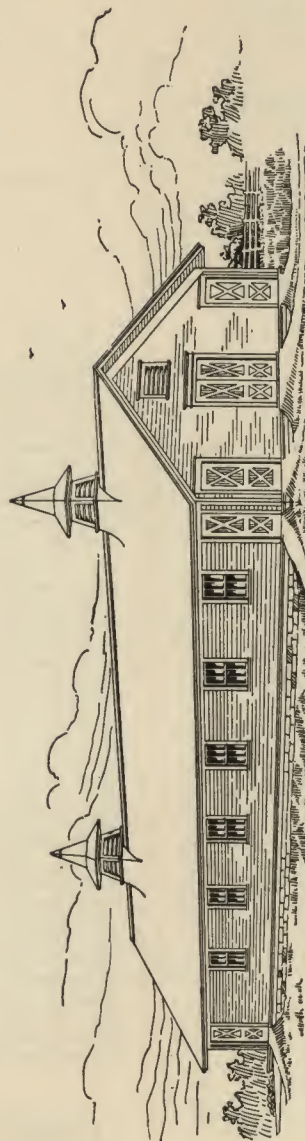
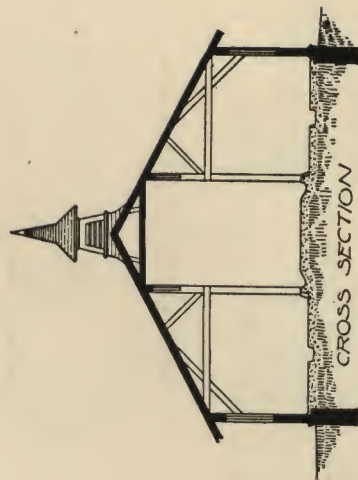
The above illustrations are the several elevations and the perspective of a barn for dairy cows. An important feature is the silo, which is shown in connection with the barn, and the place where it should be located. This barn is 81 feet long and 40 feet wide and can house twenty-four cows. The feed alleys are along the outside wall, while the manure troughs are along the middle driveway. This arrangement makes it easier to clean out the stable.



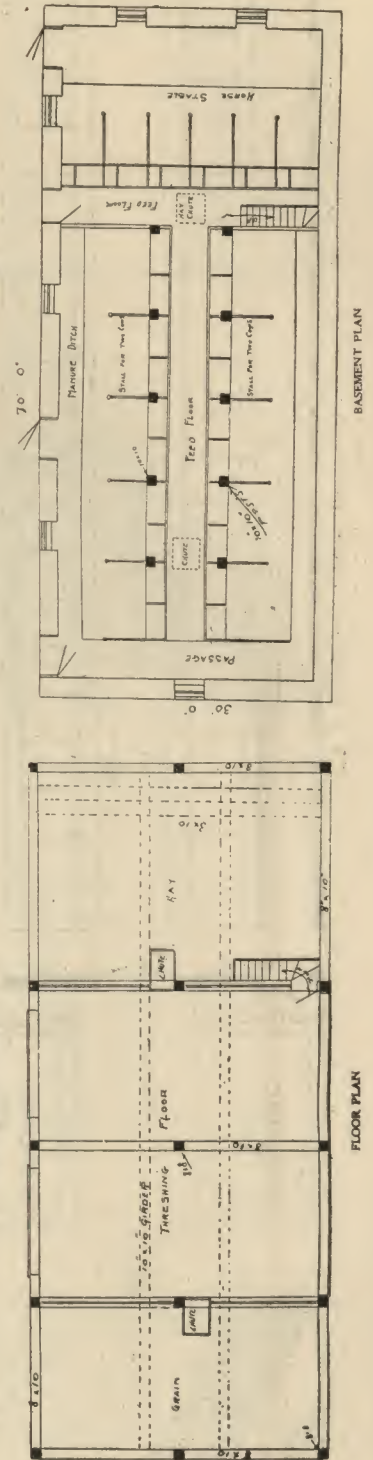
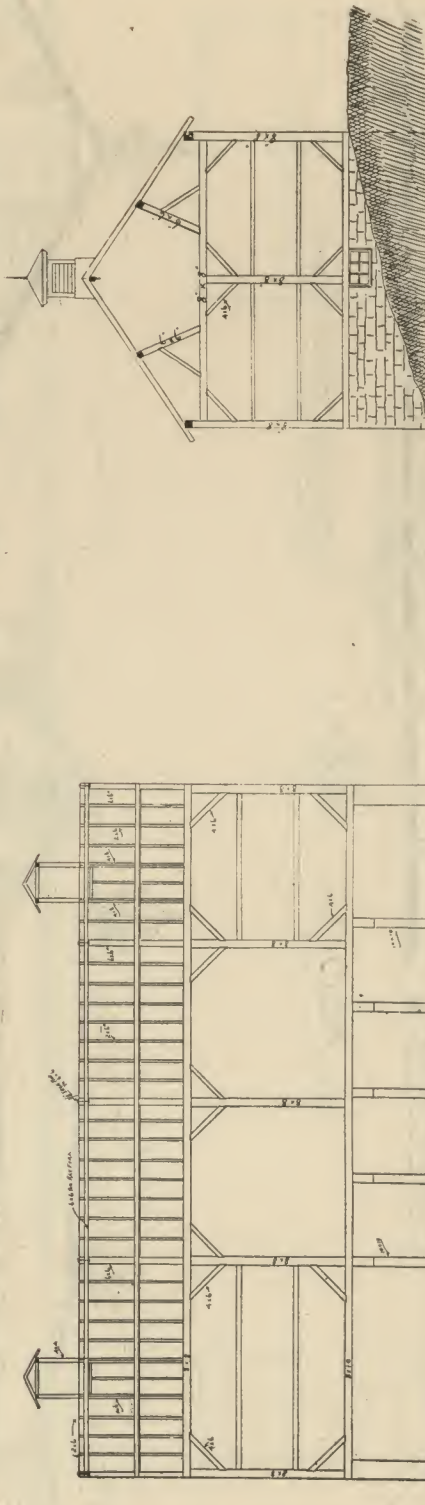
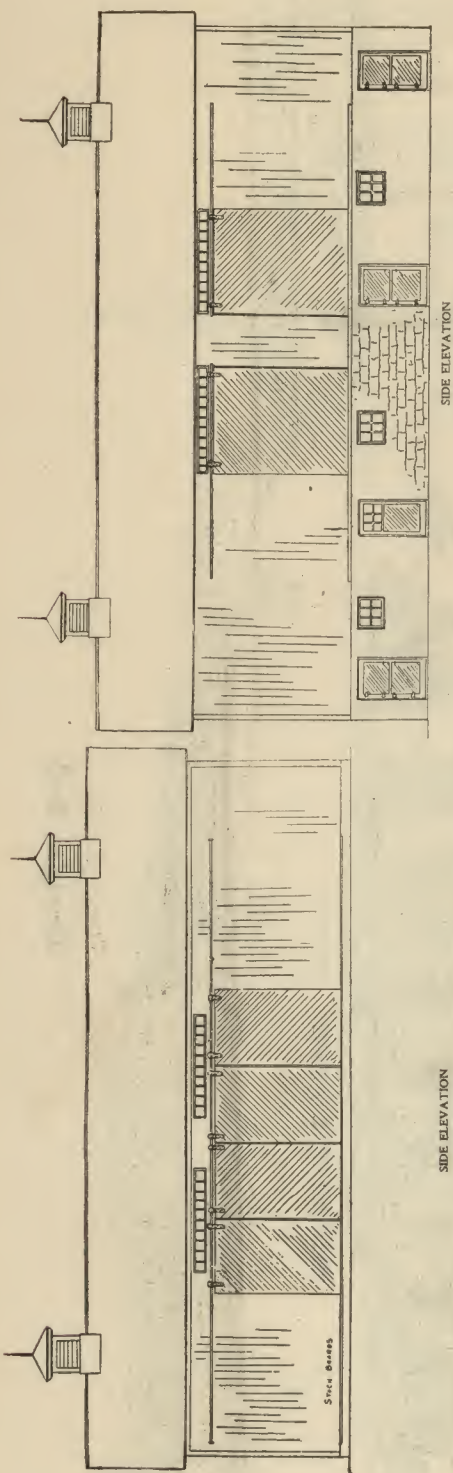
FLOOR PLAN

EXTERIOR DIMENSIONS
LENGTH 89 FT. WIDTH 32 FT.

SECTION THROUGH WALL

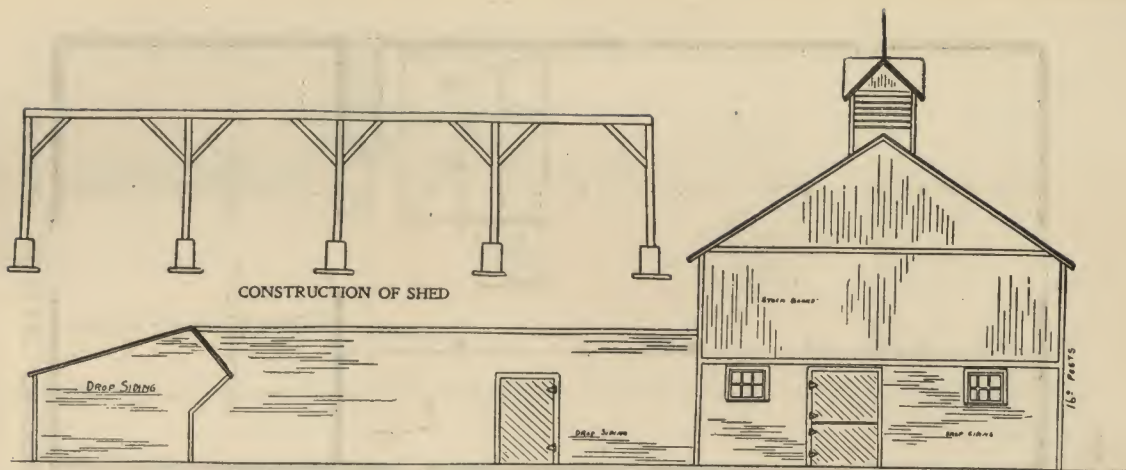


Design B-3

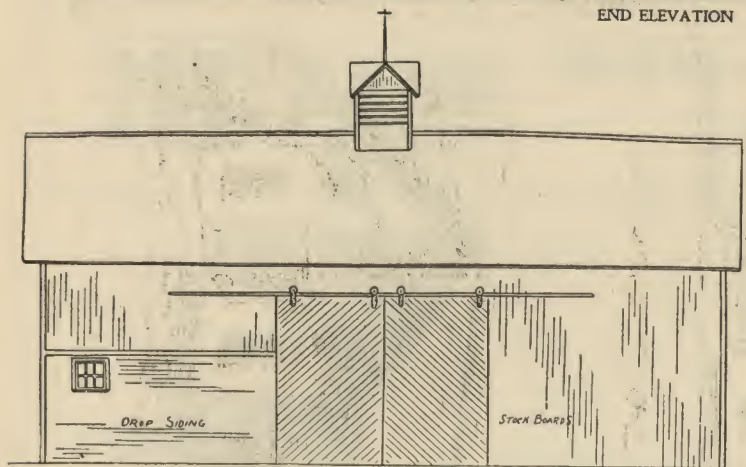


Design B-4

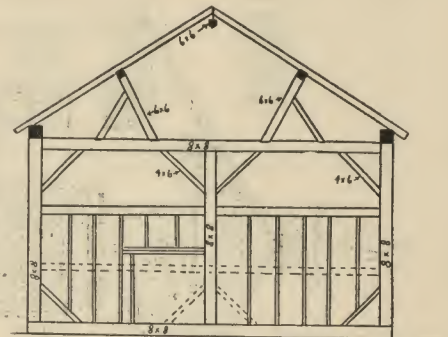
The above illustrations are of a bank barn 30 feet by 70 feet with basement walls of stone and the superstructure of heavy frame work, as will be seen by the cross sections. In the basement provision is made for the accommodation of six head of horses and twenty head of cattle, placing two of the latter in each stall. A feed floor or aisle in front of each set of stalls permits of easy access to all parts. The upper floors are left for the storing of grain, hay and farm implements.



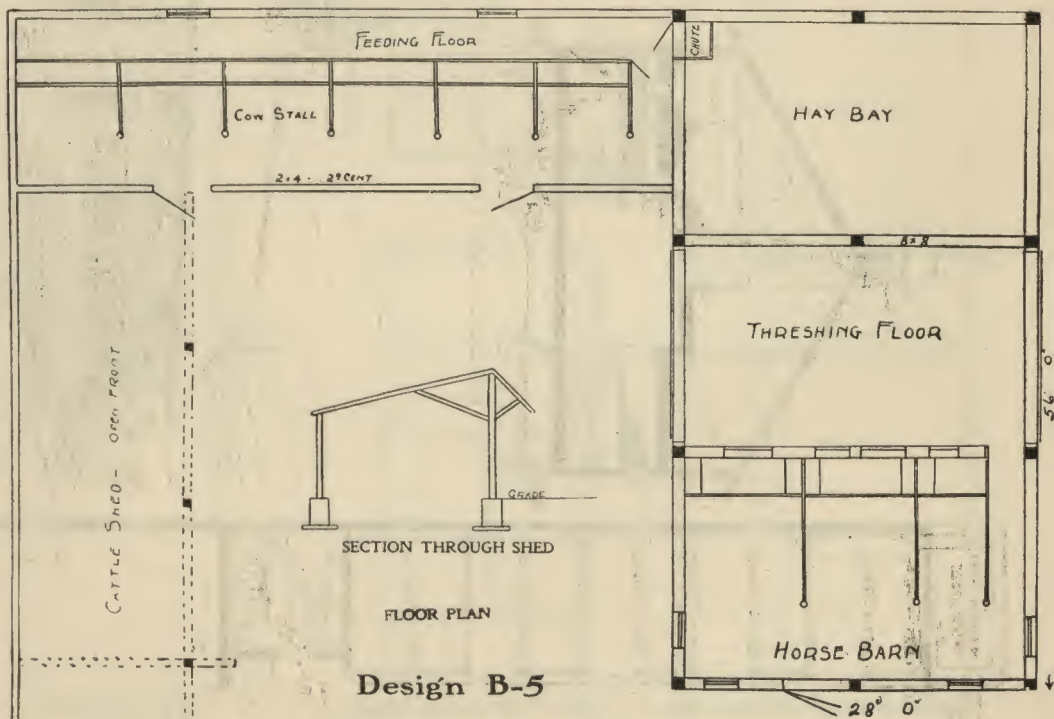
END ELEVATION



SIDE ELEVATION



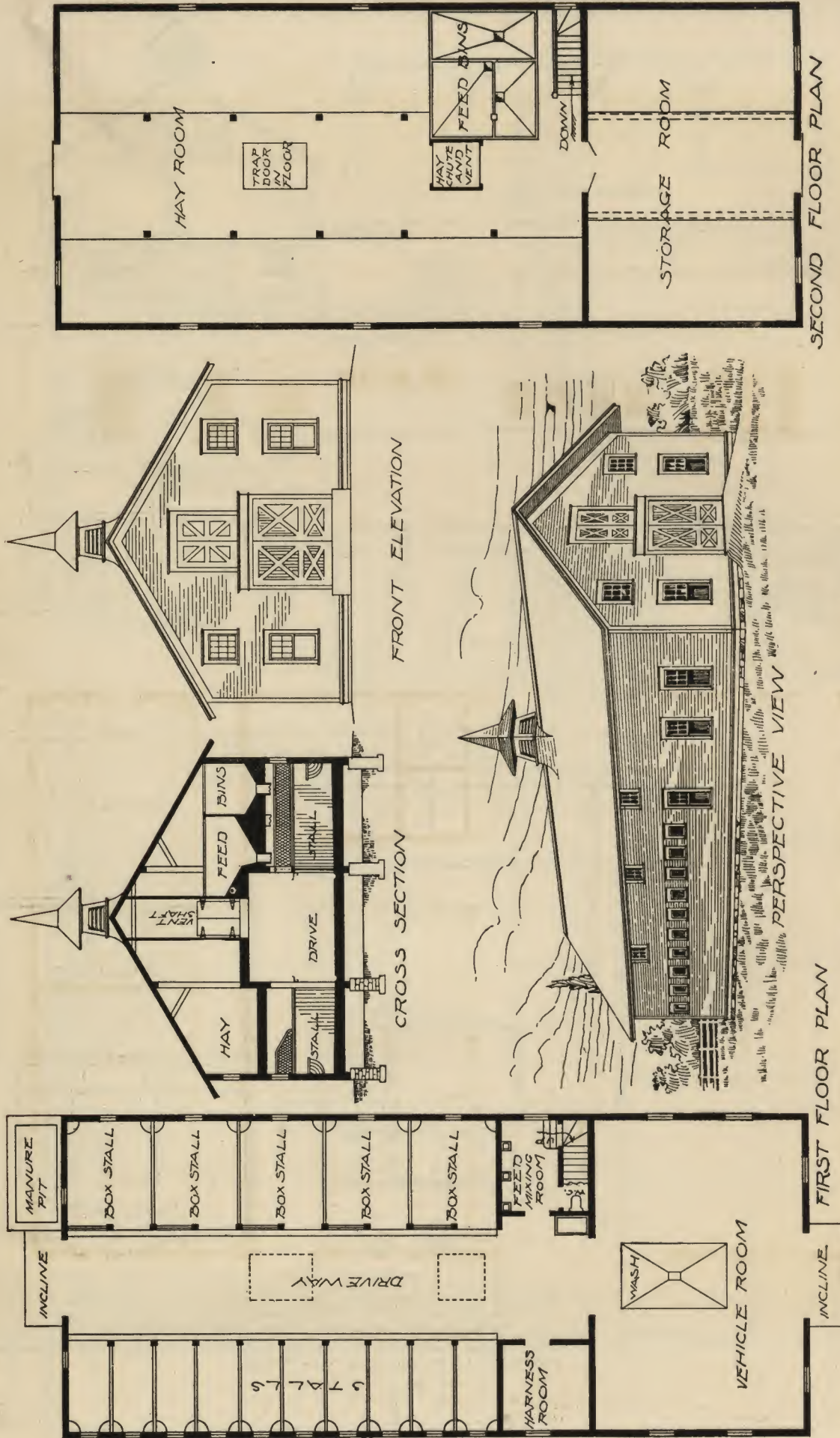
TRANSVERSE SECTION



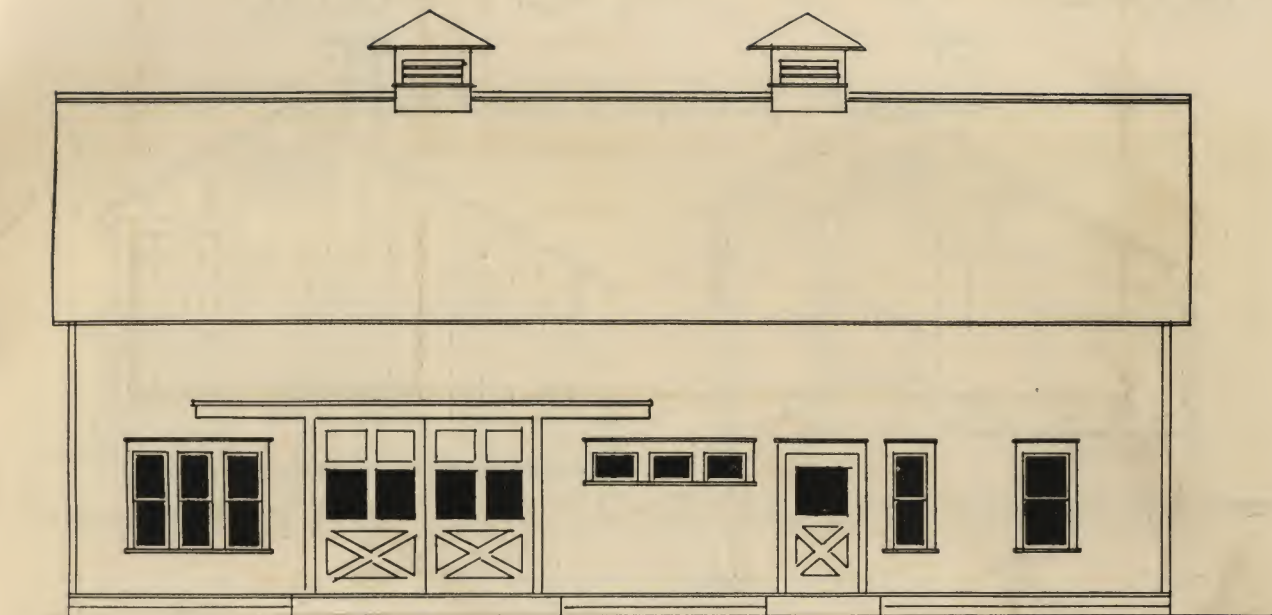
FLOOR PLAN

Design B-5

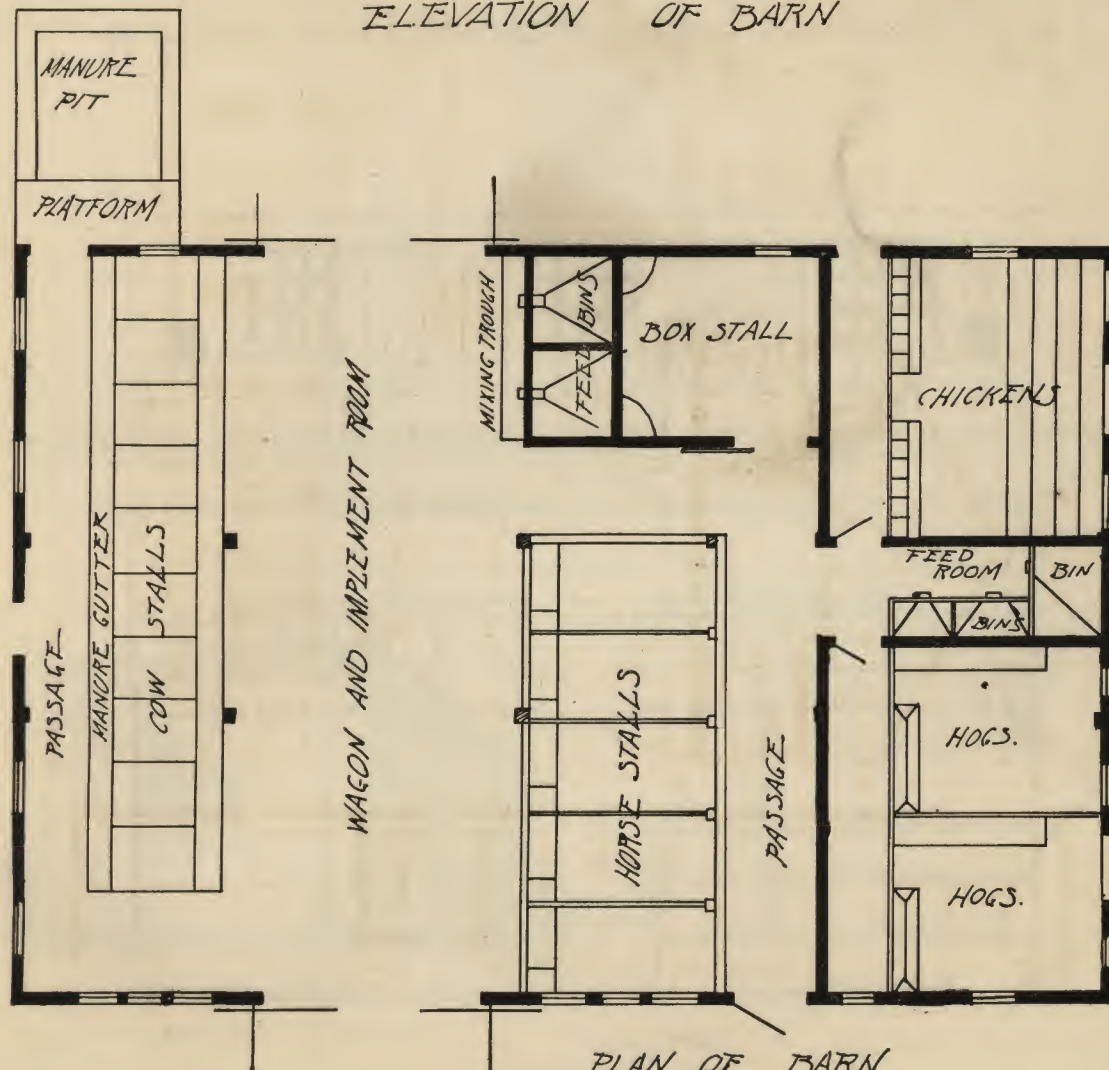
The above illustration shows a farm barn suitable for general purposes. The barn proper is 28 feet by 56 feet, arranged for five head of horses, which takes up about one-third of the floor space, leaving the other part for a driveway and storage for grain, hay or farming implements, and all of the second floor for hay or grain in the sheaf. In addition to the barn proper, the cow barn and open shed are arranged in an ell shape. The cow barn is arranged to accommodate twelve head of cows. This barn should be placed so that the open shed part faces the south, thus giving the animals the advantage of the sun during the winter months.



Design B-6



ELEVATION OF BARN



PLAN OF BARN

Design B-7

The above illustration is a practical barn for a small farm where general farming is done. This barn will accommodate ten cows, five horses and about fifty fowls. It also has a large hog room, which can be used for sheep or calves if hogs are not desired. On the second floor there is ample room for the storage of hay, feed, bedding, grain and light vehicles.

DESIGN OF A CHICKEN HOUSE

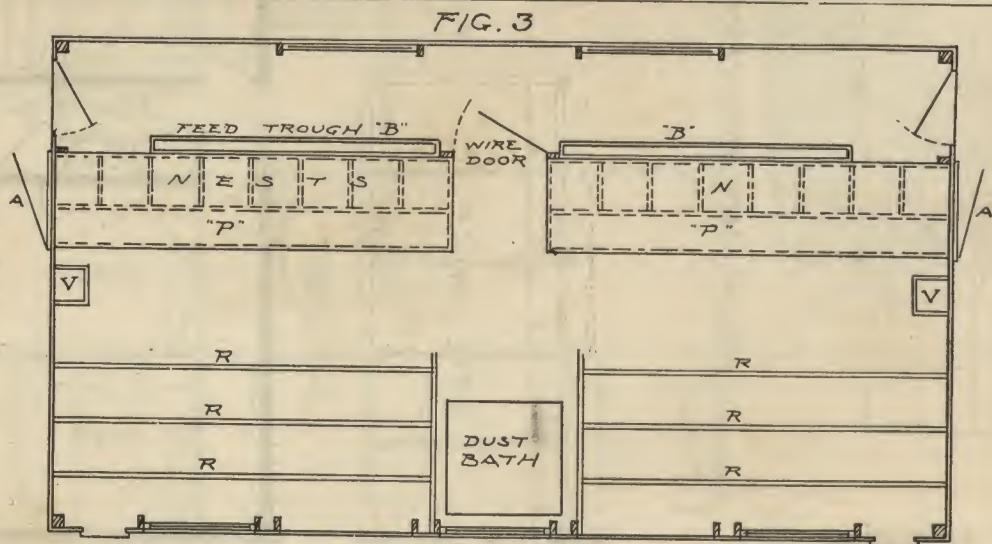
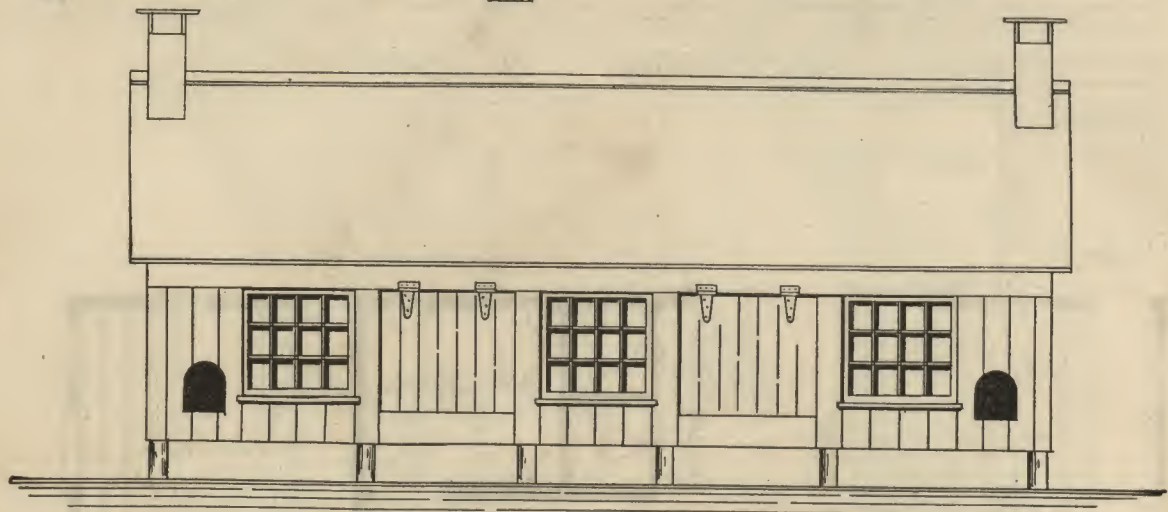
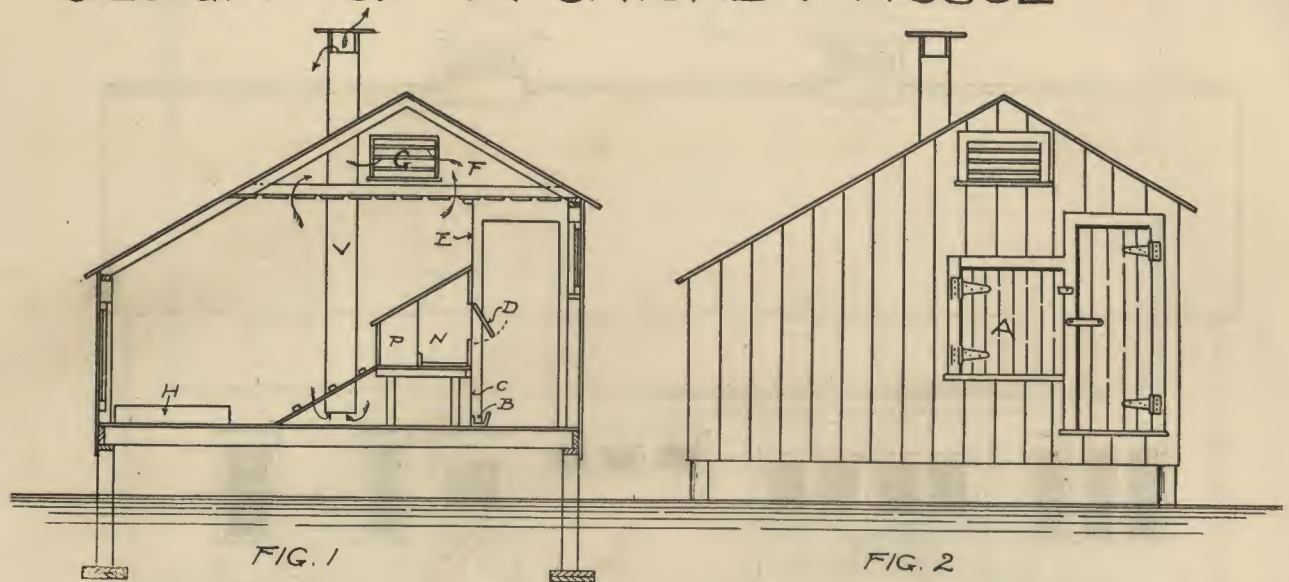


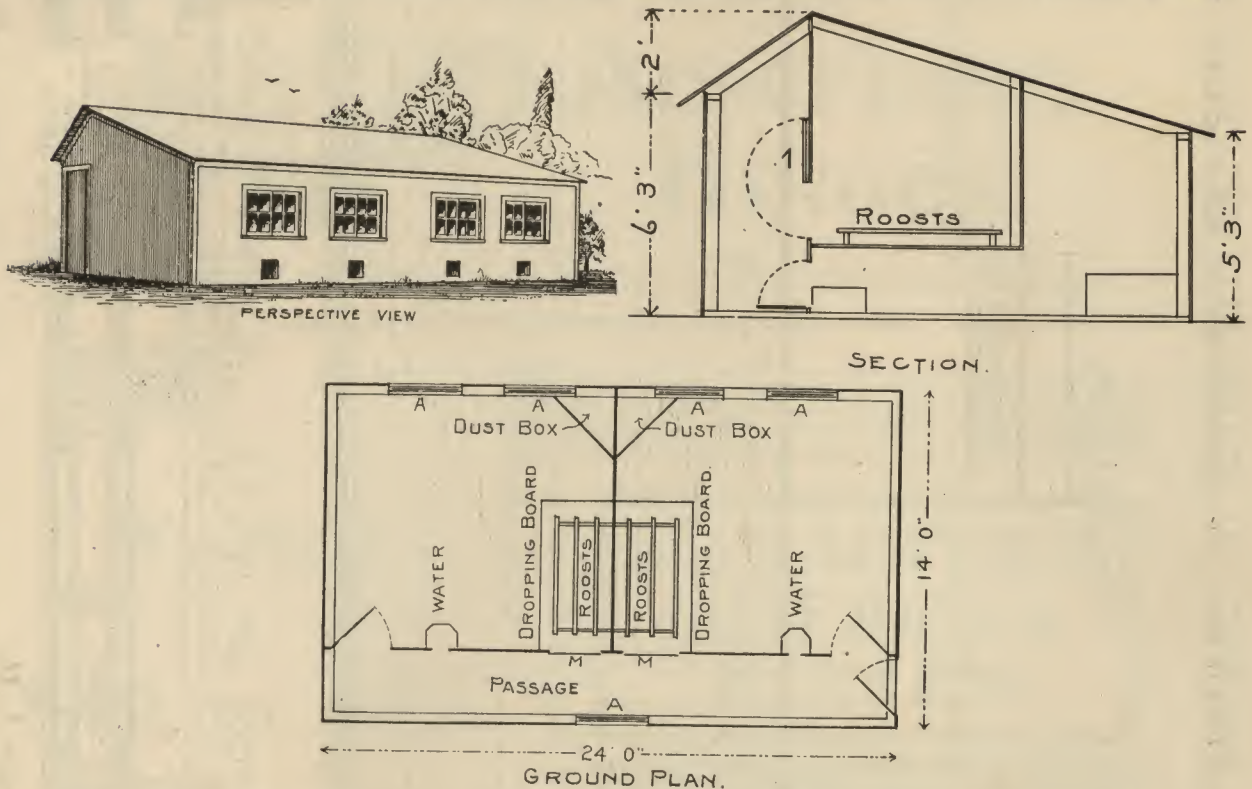
FIG. 4.

Design C. H.-1

The poultry house illustrated above is designed to provide comfort for the fowls and to be profitable to the owner. It has an elevation of about fourteen inches above the ground, preventing the rats from nesting under the floor and gives a free circulation of air under the building, keeping the floor perfectly dry and fresh. During winter months planks are set against the posts, closing up the openings, and by packing straw or manure against these planks, it makes a very warm building during the winter. The building should be built on the north side of the chicken yard so as to form a shelter against the cold winds.

Practical Poultry Houses

Scratching Room House to Accommodate from Twenty to Thirty Birds

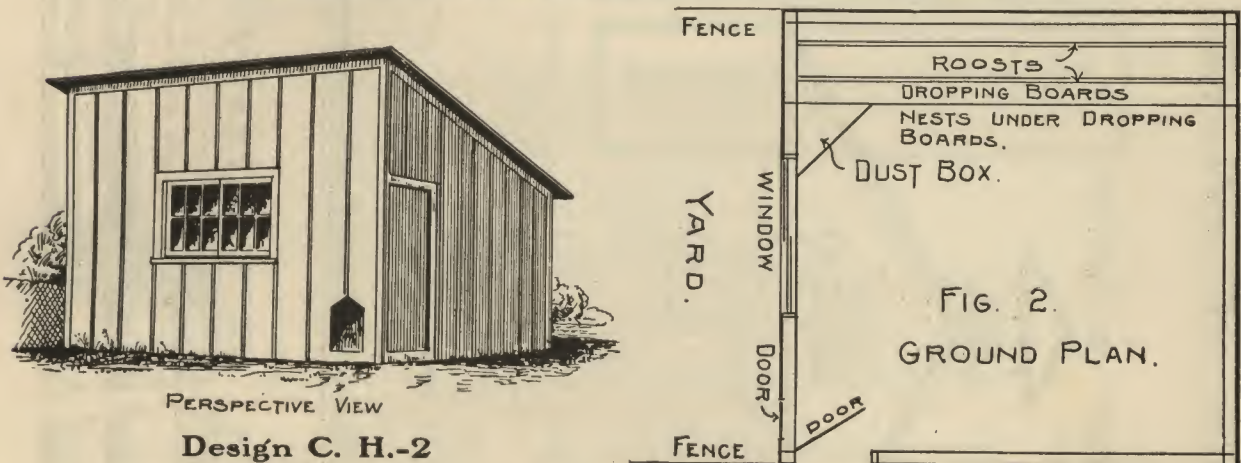


This so called scratching room house is economical to build, is thoroughly practical. It is convenient and labor saving, as nearly all work, except changing litter and dust and opening and shutting windows, may be done without entering the pens. The entire floor space of the pens, excepting the space occupied by the dusting boxes, can be used by the fowls as a scratching room. By opening the sliding windows, each pen is practically converted into an open shed, containing a protected roosting room. Closing the windows gives a well lighted closed house.

The plan as given is for a single-section, two-pen house, fourteen by twenty-four feet; but the house may, of course, be made any length desired, without changing in the least either the exterior or the interior arrangement.

A house built along these lines will furnish very roomy quarters for from twenty to thirty birds.

Design for an Inexpensive City Poultry House



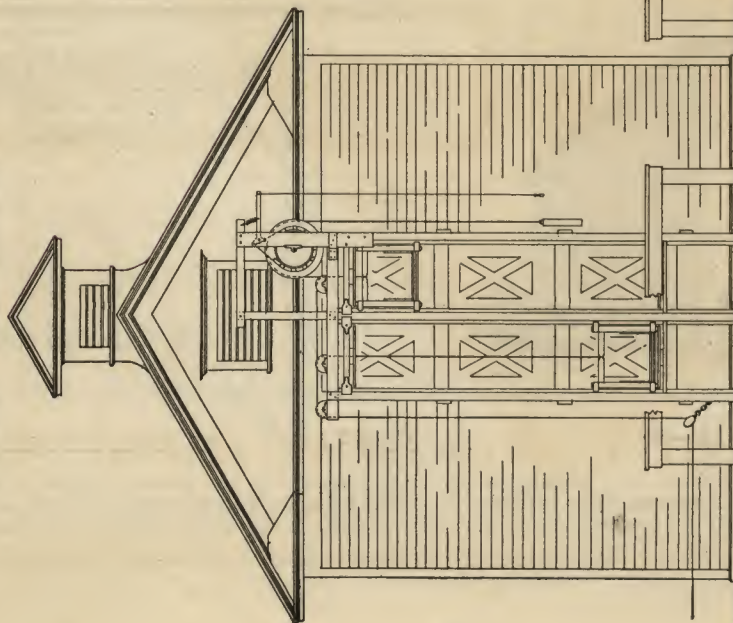
PERSPECTIVE VIEW

Design C. H.-2

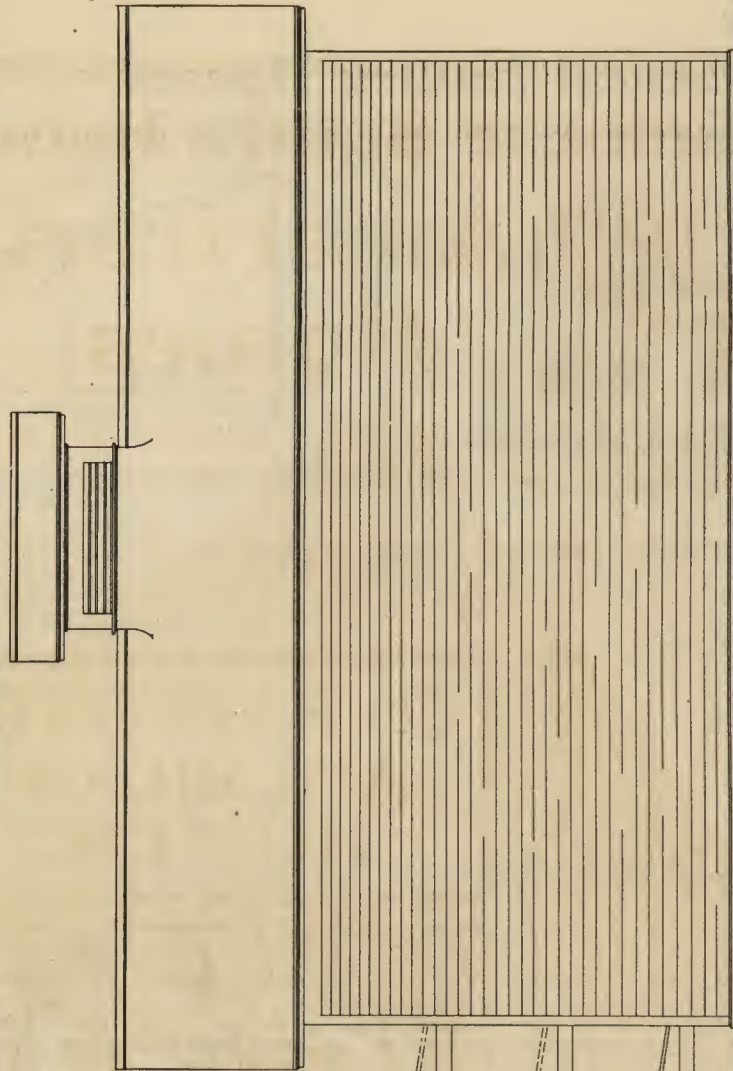
The above design illustrates a cheap city poultry house, ten feet square on the ground; height in front eight feet in rear five feet. Such a house will accommodate from ten to twenty hens, according to breed, amount of yard room, etc. The only openings in the house are a door in the east side, the windows in the south front, and the small door giving access to the yard.

DESIGN OF AN ICE HOUSE HAVING A CAPACITY OF 200 TONS

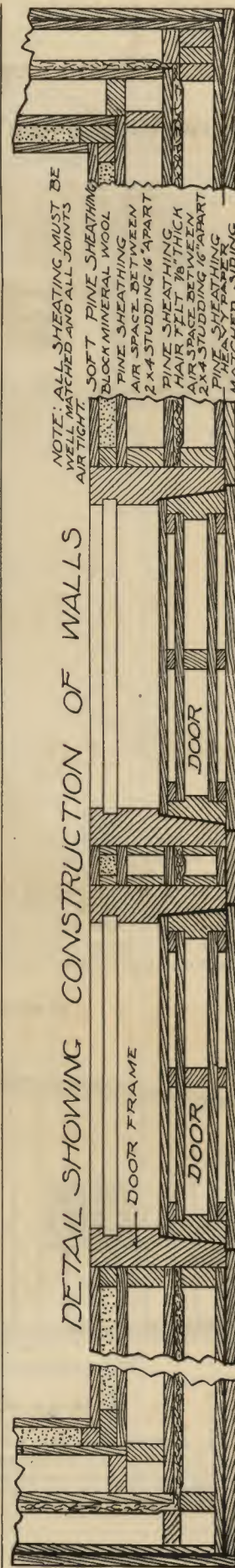
FRONT ELEVATION



SIDE ELEVATION



DETAIL SHOWING CONSTRUCTION OF WALLS



NOTE: ALL SHEATHING MUST BE WELL MATCHED AND ALL JOINTS AIR TIGHT.
SOFT PINE SHEATHING
BLOCK MINERAL WOOL
PINE SHEATHING
AIR SPACE BETWEEN
2 X 4 STUDDING 16" APART
PINE SHEATHING
AIR SPACE BETWEEN
2 X 4 STUDDING 16" APART
PINE SHEATHING
MATCHED SIDING

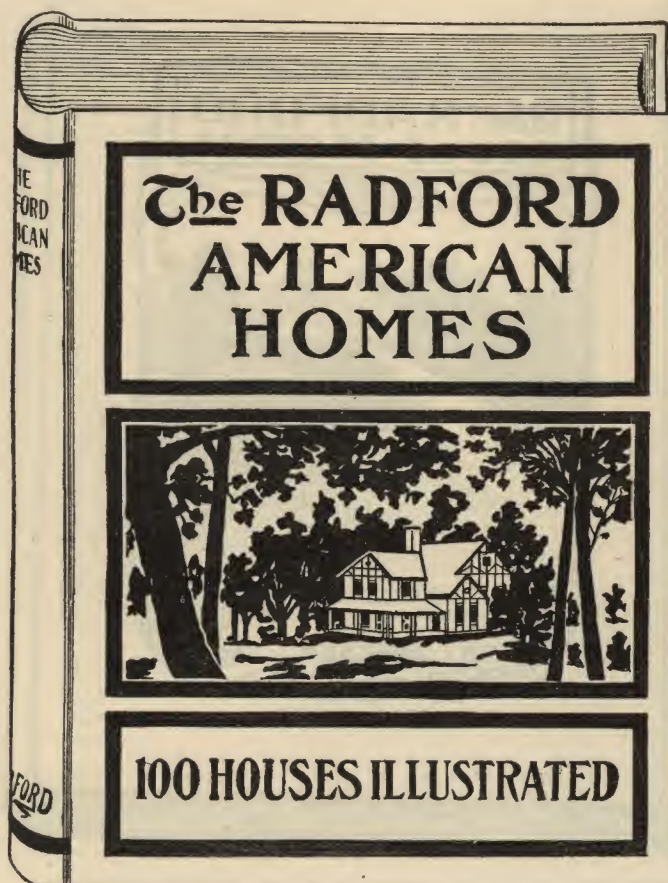
Design I. H.

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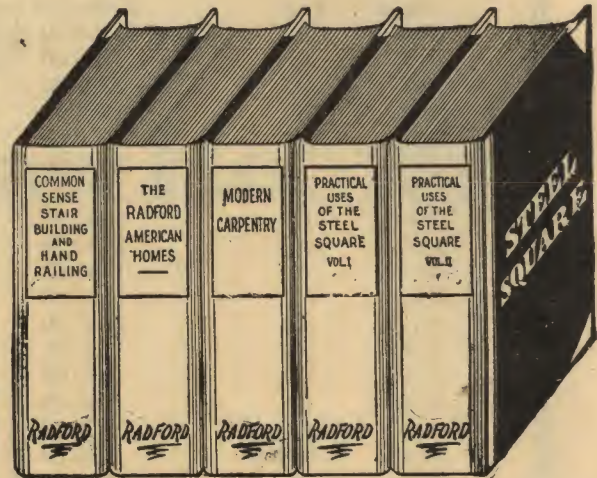
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IT is impossible for us to make an exact estimate of the cost of these buildings. Necessarily the plans have been made at a distance, and those who have made them are not as familiar with all of the conditions as we would wish. They, therefore, have made a price on these buildings which must be elastic.

If there is any house in this book that is pleasing to you, and which you would like to erect, we would advise consultation with a responsible contractor, and also an interview with us at our office. We will then go into the matter thoroughly with you on the price proposition, and it will not be necessary for you to run any risk whatever. We will be honest and fair with you as to the estimated cost of this building, and the price will depend upon the amount of work being done and labor conditions. You are well aware that there are certain seasons of the year when you will be able to build a structure for from ten to fifteen per cent less than at other times. You will also experience a fluctuation in the price of building material, over which we have no control. One thing is certain, and that is, you will always find us ready and willing to give you the benefit of the very lowest prices on goods in our particular line, and to assist you in every way possible in getting the very lowest prices on what other material you will need in the construction of the house. You are no doubt well aware that even the finish in the house will increase or decrease the price considerably.

The subject of estimated cost is one which has been discussed at great length by everyone who has done any building, and we have come to the conclusion that the only way we can estimate the cost of these houses is, to put a price on them that is attractive, and then advise our friends and customers to consult us and also take the matter up with their responsible contractor before beginning the work. Never start to build a residence unless working plans and specifications are at hand to prevent mistakes and settle all disputes which may arise. The plans and specifications can also be made the basis of contract. Start right, know exactly what you are going to do and then you will find building a home a very pleasant task.

OUR GUARANTEE

THERE are many who feel that on account of the very low price at which we sell plans and specifications that the plans are of a cheap variety. We wish to assure you that you run no risk whatever. If, upon receipt of the plans you do not find them exactly as represented, if you do not think them complete and accurate in every respect, if you do not find them as well prepared as those furnished by any architect in the United States, or any that you have ever seen, we will immediately refund your money upon return of the plans in good condition. All of these plans have been prepared by licensed architects standing at the head of their profession and the standard of their work is of the very highest.

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